

HIGHLAND BROOKSIDE

HOUSING IMPROVEMENT AND NEIGHBORHOOD PLAN



STEPHEN GOLDSMITH

HIGHLAND-BROOKSIDE HOUSING IMPROVEMENT AND NEIGHBORHOOD PLAN

**DEPARTMENT OF METROPOLITAN DEVELOPMENT
PLANNING DIVISION
INDIANAPOLIS-MARION COUNTY, INDIANA**

**IN CONJUNCTION WITH
INDIANAPOLIS NEIGHBORHOOD HOUSING PARTNERSHIP**

**ADOPTED
December 1, 1993**

METROPOLITAN DEVELOPMENT COMMISSION
OF MARION COUNTY, INDIANA

DOCKET NO. 93-CPS-R-10

RESOLUTION 93-CPS-R-10, AMENDING A SEGMENT OF THE COMPREHENSIVE OR MASTER PLAN OF MARION COUNTY, INDIANA, HIGHLAND BROOKSIDE HOUSING IMPROVEMENT AND NEIGHBORHOOD PLAN.

BE IT RESOLVED that, pursuant to I.C. 36-7-4, the Metropolitan Development Commission of Marion County, Indiana, hereby amends the COMPREHENSIVE OR MASTER PLAN FOR MARION COUNTY, INDIANA, by the adoption of the HIGHLAND BROOKSIDE HOUSING IMPROVEMENT AND NEIGHBORHOOD PLAN, which is attached hereto and incorporated herein by reference as an AMENDMENT TO THE COMPREHENSIVE OR MASTER PLAN OF MARION COUNTY, INDIANA.

BE IT FURTHER RESOLVED that the Secretary of the Metropolitan Development Commission is directed to certify copies of this RESOLUTION 93-CPS-R-10, AMENDING THE COMPREHENSIVE OR MASTER PLAN OF MARION COUNTY, INDIANA, HIGHLAND BROOKSIDE HOUSING IMPROVEMENT AND NEIGHBORHOOD PLAN.

BE IT FURTHER RESOLVED that the Director of the Department of Metropolitan Development is directed to mail or deliver certified copies of this RESOLUTION 93-CPS-R-10, to the legislative authorities of all incorporated cities and towns in Marion County, Indiana, the Mayor of the City of Indianapolis, the City-County Council of Indianapolis and Marion County, and the Board of Commissioners of Marion County, Indiana. The Director shall also file one (1) copy of the Resolution in the office of the Recorder of Marion County.



Presiding Officer
Metropolitan Development Commission



Secretary
Metropolitan Development Commission

APPROVED AS TO LEGAL FORM
AND ADEQUACY THIS 17th
DAY OF NOVEMBER, 1993



Stephen Neff
Assistant Corporation Counsel

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MAP 1/LOCATION MAP HIGHLAND-BROOKSIDE NEIGHBORHOOD

The preparation of this map
was financed in part by a
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Department of Metropolitan Development
Planning Division *magis*
Indianapolis - Marion County, Indiana

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PART ONE:
Data, Sub-Neighborhood Objectives,
and Overall Community Objectives



Eastside Community Investments

I. INTRODUCTION

A. Background

1. The Highland-Brookside Neighborhood is bounded on the north by I-70, east by the Conrail Tracks and Sherman Avenue, south by the Conrail tracks just south of Washington Street, and on the west by I-65/I-70. (See Map 1.)
2. The neighborhood is located within the boundaries of the Community Development Block Grant Program Area (CDBG). Therefore, any not-for-profit community development corporation (or any other 501(c)3 corporation) is eligible to apply for Community Development funds for the financial assistance of its project goals within this neighborhood. The program is administered by the U.S. Department of Housing and Urban Development with the local sponsoring agency being the Indianapolis Department of Metropolitan Development. The City then issues funds for neighborhood projects. The primary objective of the Program, according to the Housing and Community Development Act of 1974, as amended, is for:

the development of viable urban communities by providing decent housing and suitable living environment and expanding economic opportunities, principally for persons of low and moderate income.

3. A Subarea Plan was prepared for this neighborhood by the Department of Metropolitan Development (DMD) Division of Planning (now Planning Division) with the cooperation of the many active neighborhood organizations, including, Near East Side Community Organization (NESCO) and Eastside Community Investments (ECI). The Highland-Brookside Neighborhood Plan was adopted by the Metropolitan Development Commission in 1988. It was an overall neighborhood plan which provided broad recommendations for land use, zoning, transportation, housing, commercial development, public safety, education, environment, parks, and recreation, as well as community services and facilities.
4. In 1987 the Mayor's Housing Strategy Task Force was formed with a charge to study the extent of substandard housing units in Marion County, and to make recommendations for how to improve those units. One of the recommendations from the Task Force Report was to "establish specific housing components for each subarea or neighborhood plan." The Highland-Brookside Housing Improvement and Neighborhood Plan is a coordinated effort between the City of Indianapolis, Department of Metropolitan Development and the Indianapolis Neighborhood Housing Partnership to accomplish this recommendation.



Woodruff Place Town Hall

B. Purpose

1. Sub-Neighborhood Areas

- a. The primary strategy for this Housing Improvement and Neighborhood Plan is the identification of sub-neighborhood areas within the neighborhood in which to focus housing improvements. These sub-neighborhoods are represented by strong block clubs and neighborhood organizations which will be key to implementing the recommendations of this plan.

Historically, federal, state, and local funds have not been sufficient to address all of the housing problems which have existed in many urban neighborhoods. With the exception of the CDBG Program Area, there has been little direction as to where funds should be concentrated. This is evidenced by current data which indicates that public investments made sporadically throughout the Highland-Brookside neighborhood have not, in most cases, induced noticeable improvements on surrounding properties.

Continued federal funding cuts to housing programs have made it necessary to identify strategic areas which will receive a concentrated public fund investment. By concentrating funds spent through community development corporations, neighborhood organizations, city-wide nonprofit organizations, and independent

investors within smaller neighborhood areas, the neighborhood's physical condition will improve over time. The Department of Metropolitan Development, Planning Division (PD), and the Indianapolis Neighborhood Housing Partnership (INHP) support identification of areas which are strategically located so that targeted public and private funds can be efficiently utilized to have the most positive impact on the whole neighborhood.

- b. Varying degrees of housing deterioration are found throughout the Highland-Brookside Neighborhood. There are three pockets where the deterioration is concentrated more than in the rest of the neighborhood. They are: 1) south of Michigan Street and west of Rural Street; 2) south of Saint Clair Street, west of Oriental Street, and north of Michigan Street; and 3) south of 21st Street, west of Olney Avenue, north of Brookside Parkway North Drive, and east of Parker Avenue.



ECI/HCI Duplex

Because of the broad mix of both housing deterioration, and housing in good condition throughout the neighborhood, a small area targeting approach is not appropriate. Highland-Brookside has an asset in organized neighborhood organizations and block clubs. The best approach for this neighborhood is to build on these assets.

2. Guide for Public and Private Sector Housing Improvements in the Neighborhood

- a. The Highland-Brookside sub-neighborhood area recommendations provide a strategy for the public and private sector to undertake structural improvement of existing dwelling units, as well as the provision of infill construction opportunities. Permit data and direct public investment information (see page 21) indicate that both public and private housing improvement funds have not been concentrated (historically) in any one area of the neighborhood. Public funds in the neighborhood have not resulted in many noticeable improvements on surrounding properties. Concentrating funds in sub-neighborhood areas is expected to trigger complementary private investment in surrounding properties. Also, to maximize efficiency, public funds should be used to leverage private funds whenever possible.
- b. Vacant lots exist throughout the Highland-Brookside Neighborhood providing many opportunities for infill construction. However, the primary direction of this planning effort is to support improvement of existing residential structures. Recommendations for infill construction do not preclude the temporary use of this land for community uses such as garden projects.
- c. Typical of the type of housing conditions assessed within parts of the Highland-Brookside Neighborhood is the apparent difficulty in obtaining homeowner financing in those inner-city and mid-city neighborhoods perceived by financiers to be declining.

II. PROCESS

A. Data Collection

1. Before the data collection process can begin, the address for every parcel in the neighborhood must be justified. The justification utilizes Assessor's data, Indianapolis Mapping and Geographic Information System (IMAGIS) data and field surveys.
2. Once the justification is completed a neighborhood database is developed. The database will store all of the data collected for the neighborhood during the planning process. The database establishes the "baseline" for future planning efforts.
3. A field survey was conducted for the entire neighborhood in 1992. Land use for each parcel was determined along with a building condition assessment for each primary structure. Vacant land, vacant structures, and boarded structures were also determined through field analysis.
4. In addition to the basic field survey, data was collected via interagency computer resources. This data includes owner occupancy status, government owned property,



Thomas Gregg School 15

permit information, public sector investments, Metropolitan Indianapolis Board of Realtors (MIBOR) sales information, and publicly owned land. All of these data points were mapped for analysis. All of this data is also recorded on the neighborhood database, for each of the over 10,000 parcels.

B. Coordination

1. The primary mechanism for a successful housing improvement plan is coordination. The staff of the Department of Metropolitan Development's Planning Division and other city agencies have coordinated throughout this planning process to identify indicators of housing need and to identify targeted approaches for concentration of limited public funds.
2. Participation from neighborhood organizations and block clubs was relied upon when developing sub-neighborhood concentration areas.
3. A Strategic Planning Committee (SPC) was formed consisting of representatives from Eastside Community Investments (ECI), neighborhood organizations/block clubs, Near East Side Community Organization (NESCO), realtors, landlords, and other neighborhood leaders. Programmatic issues such as projects, capacity, and funding sources were also discussed.



Pogue's Run

HIGHLAND/BROOKSIDE NEIGHBORHOOD MAP 2/CENSUS TRACTS



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4. Coordination between the City and the various public and private implementors of housing programs is required to successfully improve the physical condition of the sub-neighborhood areas identified in this plan.

C. Adoption by the Metropolitan Development Commission (MDC)

Once adopted by the MDC, the Highland-Brookside Housing Improvement and Neighborhood Plan will amend the 1988 Highland-Brookside Neighborhood Plan. It will then become a segment of the Comprehensive Plan for Marion County. Upon adoption, this plan will become the official city housing strategy for the Highland-Brookside Neighborhood.



Downtown from Highland Park

HIGHLAND/BROOKSIDE NEIGHBORHOOD MAP 3/SUB-NEIGHBORHOODS



III. DATA COLLECTION AND ANALYSIS

A. 1992 Land Use

According to field surveys completed in 1992, the majority (73.8%) of the land in the Highland-Brookside Neighborhood is used for residential purposes. Special uses such as schools and churches are located throughout the neighborhood. There are concentrations of commercial retail, service, and office uses along Washington Street, Michigan Street, and 10th Street. Industrial uses are prevalent along the periphery of the neighborhood abutting the railroad lines and Interstates 65 and 70. There are also some industrial uses located in the Cottage Home area. (See Map 4.)

B. 1991 Zoning

A zoning map was compiled illustrating the 1991 zoning districts for the neighborhood. The majority of the neighborhood is zoned appropriately when compared to existing development. The most obvious exceptions being that the residential structures in part of the Cottage Home area and all of the residential structures south of Washington Street are zoned for industrial use. Also, much of Michigan Street that is used residentially is zoned for commercial use. (See Map 5.)



Arsenal Technical High School

HIGHLAND/BROOKSIDE NEIGHBORHOOD MAP 4/1992 LAND USE

RESIDENTIAL

- Single-family
- Duplex
- Medium Density (5-15 D.U./Acre)
- High Density (15+ D.U./Acre)

COMMERCIAL

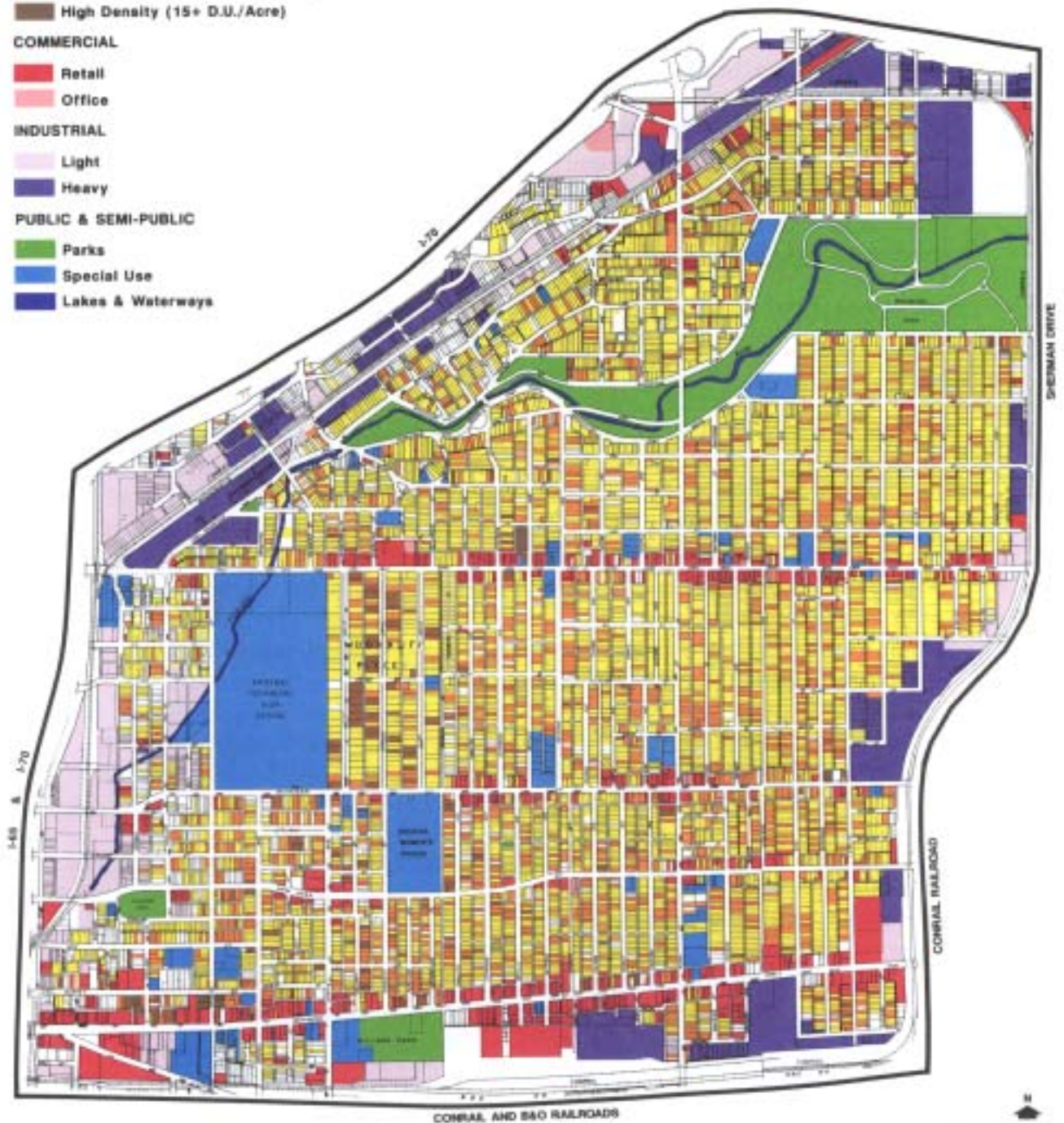
- Retail
- Office

INDUSTRIAL

- Light
- Heavy

PUBLIC & SEMI-PUBLIC

- Parks
- Special Use
- Lakes & Waterways



Map prepared by the City of Chicago
Department of Planning and Economic Development
October 1992

C. 1992 Building Conditions

While conducting the land use field survey, building conditions were also assessed. Each primary structure was rated in one of five possible condition categories:

1. Excellent Condition: structure needs no attention in the form of paint or repairs;
2. Superficial Repairs Needed: a) exterior walls - peeling paint on less than 50% of the structure, b) windows, sashes, door frames - missing storm inserts, missing or torn screens, c) gutters, down spouts - rusty, peeling paint;
3. Minor Rehabilitation Needed: a) exterior walls - peeling paint on more than 50% of the structure, b) foundation - small cracks (hairline), c) roof - loose or missing shingles, obvious wear, d) windows, sashes, door frames - cracked glass, missing storm inserts, e) chimney - small cracks, f) gutters, down spouts - rusty, peeling paint, dents, g) porch - small cracks;
4. Major Rehabilitation Needed: a) exterior walls - leaning, b) chimney - leaning, c) foundation - settling or crumbling, d) roof - sagging, e) wood - extensive rotting, f) masonry - loose, g) doors or windows - missing, h) fire damage - minor; and
5. Dilapidated: a) exterior walls - leaning or bulging, large holes, rotting and missing material, b) foundation - uneven, settlement, sinking, large cracks, missing brick, large holes, out of plumb, c) roof - extreme sagging, warping, rotting material, large holes, d) windows, sashes, door frames - broken or missing glass, boarded windows, rotten or rusted materials, distorted frames, e) chimney - leaning, missing bricks, missing or collapsed portions, rusted flashing, missing mortar, f) gutters, down spouts - rusted or rotted material, holes, sagging, missing sections or completely absent, g) porch - rails or banisters missing, floor collapsed, separation (pulling away) from main structure, missing sections.

Neighborhood organizations/block clubs were given the land use and building condition information along with the above definitions to verify. Some changes were made based on the neighborhood input. (See Table 1 and Figure 1.)

Of all the sub-neighborhood areas Cottage Home has the greatest percentage of buildings in need of major repairs. Cottage Home also has the greatest percentage of buildings in excellent condition. These conflicting numbers are reflective of the recent private market activity that has occurred in this sub-neighborhood. The area had a large concentration of dilapidated buildings and buildings in need of major repair. When the market began working again, many property owners purchased these buildings and completed extensive rehabilitation work.

HIGHLAND/BROOKSIDE NEIGHBORHOOD MAP 5/1991 ZONING

RESIDENTIAL

D5
D8

SPECIAL USE

SU1 Church
SU2 School
SU7 Charitable
SU8 Institutional
SU9 Government
SU18 Sub-Station
SU37 Library

PK1 Park District One

INDUSTRIAL

I2U Light Urban
I3U Medium Urban
I4U Heavy Urban

COMMERCIAL

C1 Office Buffer
C2 High Intensity Office-Apartment
C3 Neighborhood
C4 Community-Regional
C5 General
C7 High Intensity
CID Commercial-Industrial
CS Special



CORRAL AND B&O RAILROADS

Concentrations of buildings in worse condition than the rest of the neighborhood exist in three pockets. The first is south of Michigan Street and west of Rural Street. The second pocket is south of Saint Clair Street, west of Oriental Street, and north of Michigan Street. Finally, the third is south of 21st Street, west of Olney Avenue, north of Brookside Parkway North Drive, and east of Parker Avenue.

D. 1990 Occupancy Status (Residential)

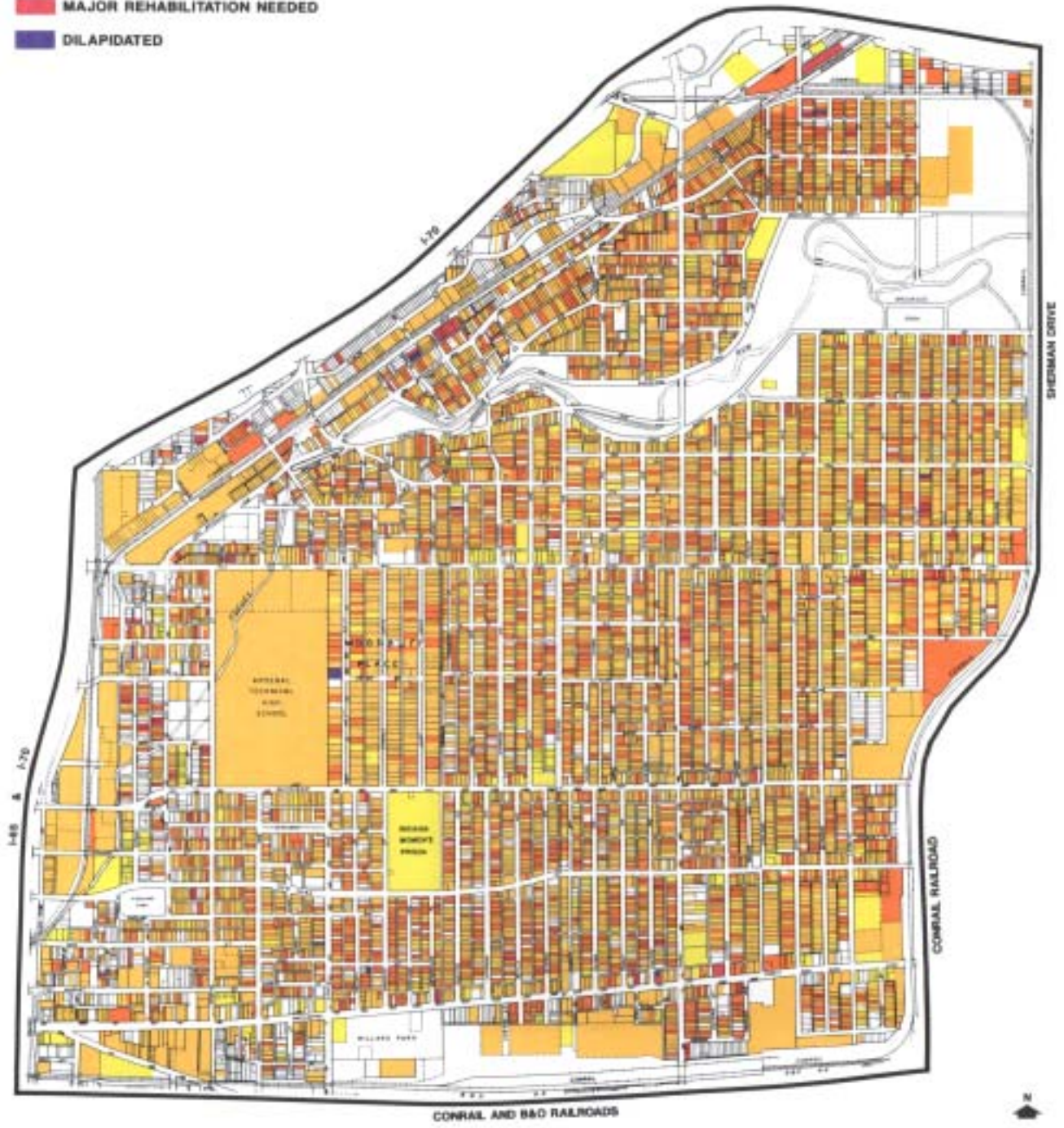
There are two sources from which occupancy status was derived for this study. The first, the 1990 Census, counts occupancy by units and relies on the respondents to answer correctly and for all of the respondents to reply. The second method is derived from Assessor's data. Assessor's data is downloaded to the neighborhood database, and a program is run to assign occupancy status. If the owner's address is the same as the property address then it is considered to be owner occupied. If the address is different, then the structure is assumed to be renter occupied. In cases where there is a duplex that has matching addresses, they are considered to be half owner occupied. The Assessor's data counts information by structure not units (a single structure can have several units).



Housing Rehabilitated and sold by ECI

HIGHLAND/BROOKSIDE NEIGHBORHOOD MAP 6/1992 BUILDING CONDITIONS

- EXCELLENT CONDITION
- SUPERFICIAL REPAIRS NEEDED
- MINOR REHABILITATION NEEDED
- MAJOR REHABILITATION NEEDED
- DILAPIDATED



There are flaws with both methods. The Census may not receive all of the responses. They also may get inaccurate information from the respondents. The Assessor's data is more precise. However, at this time there is no way that Planning Division staff can determine the number of units in every structure within a neighborhood; hence, the Assessor's data and the Census data are not comparable.

Occupancy follows a trend similar to building conditions. In the Highland-Brookside Neighborhood where there is a concentration of structures in worse condition there is, generally, also a predominance of renter occupied structures.

According to the 1990 Census the neighborhood had 55% renter occupied units and 45% owner occupied units. Using the method above the neighborhood has 40%



Neighborhood Home

renter occupied structures and 60% owner occupied structures. Once field surveys are complete, the Assessor's method can be adjusted to approximate the number of units in the neighborhood. The new method includes the number of units where available and approximates where they are not available. The adjusted figures show 57% of the neighborhood as renter occupied approximated units and 43% of the neighborhood as owner occupied approximated units.

A comparison of building conditions to occupancy status was completed to determine the overall condition of owner versus renter occupied units. The comparison required grouping the five condition categories into three. Structures in Excellent Condition and those in need of Superficial Repair were combined to become Condition 1. Structures with Minor Rehabilitation Needed became Condition 2. Finally, those housing structures in the poorest structural condition, Major Rehabilitation Needed and Dilapidated, were combined as Condition 3. In all parts of the neighborhood, owner occupied housing structures are in better physical condition than rental structures. Of the owner occupied housing structures, 76% were in Excellent Condition or only in need of Superficial Repairs compared to 61% of renter occupied structures. One percent of the owner occupied structures verses two percent of renter occupied structures are in Need of Major Rehabilitation or are Dilapidated. (See Table 3.)



Neighborhood Homes

**FIGURE 1
BUILDING CONDITIONS**

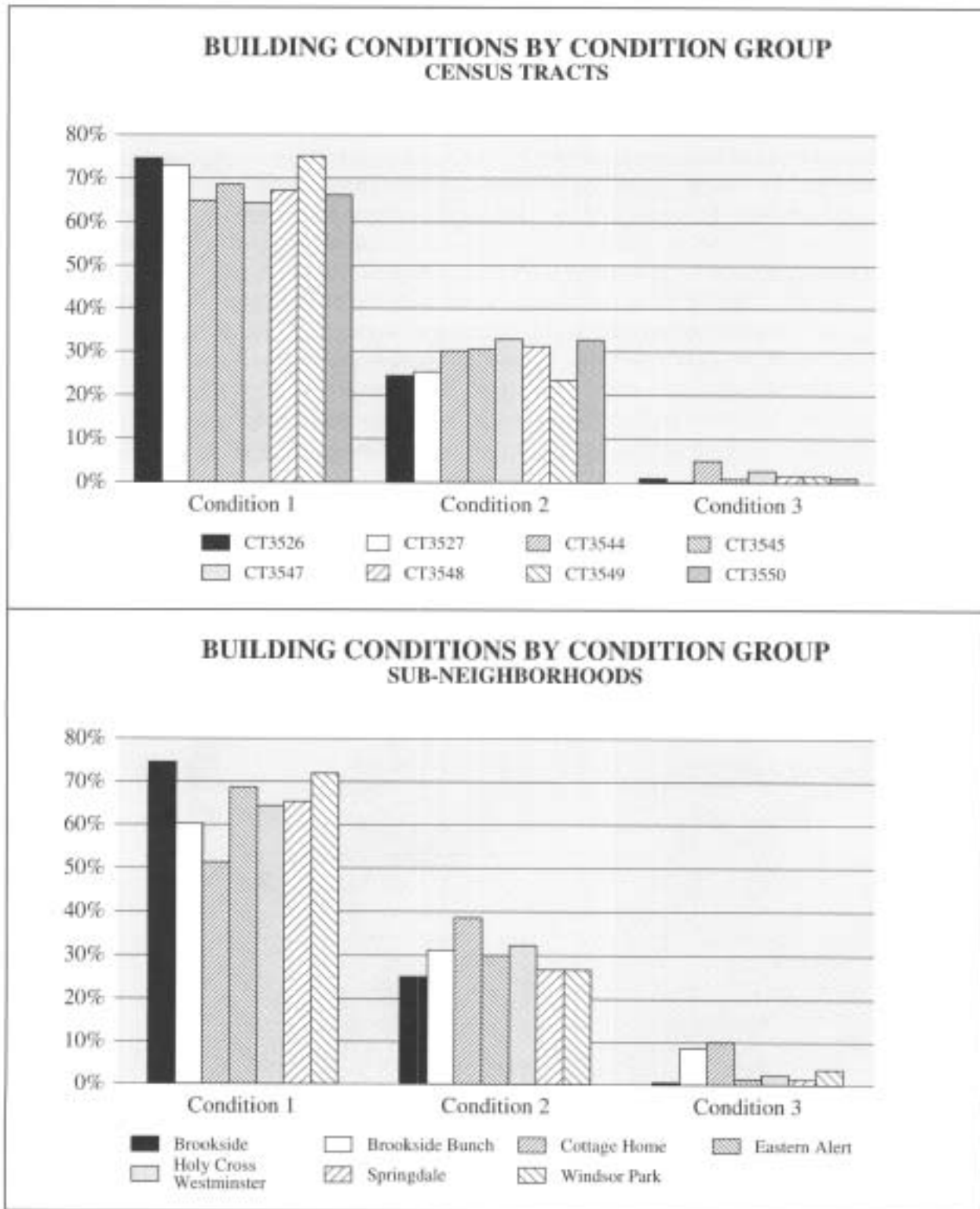


TABLE 1
BUILDING CONDITIONS ALL STRUCTURES

CENSUS TRACT ANALYSIS

Condition	Neighborhood	Census Tract Number							
		3526	3527	3544	3545	3547	3548	3549	3550
Excellent	733	223	34	83	49	62	38	74	129
Superficial Repairs	5,178	1,200	662	423	602	405	441	350	917
Minor Deterioration	2,321	478	236	175	275	229	213	160	511
Major Deterioration	193	29	31	38	19	20	14	12	24
Dilapidated	15	3	1	2	3	0	0	2	0
Total Structures	8,440	1,933	964	721	948	716	706	598	1,581

Condition	%	%	%	%	%	%	%	%	%
Excellent	8.7	11.5	3.5	11.5	5.2	8.7	5.4	12.4	8.2
Superficial Repairs	61.3	62.1	68.7	58.7	63.5	56.5	62.5	58.5	58.0
Minor Deterioration	27.5	24.7	24.5	24.3	29.0	32.0	30.2	26.8	32.3
Major Deterioration	2.3	1.5	3.2	5.3	2.0	2.8	1.9	2.0	1.5
Dilapidated	.2	.2	.1	.2	.3	.0	.0	.3	.0

SUB-NEIGHBORHOOD ANALYSIS

Condition	Brookside	Brookside Bunch	Cottage Home	Eastern Alert	Holy Cross Westminister	Springdale	Windsor Park
Excellent	27	4	37	14	87	53	28
Superficial Repairs	145	89	101	211	693	261	360
Minor Deterioration	59	34	65	101	337	115	153
Major Deterioration	1	11	21	6	41	7	25
Dilapidated	0	4	1	0	3	0	5
Total Structures	232	142	225	332	1,161	436	571

Condition	%	%	%	%	%	%	%
Excellent	11.7	2.8	16.5	4.2	7.5	12.1	4.9
Superficial Repairs	62.5	62.7	44.9	63.6	59.7	59.9	63.0
Minor Deterioration	25.4	23.9	28.9	30.4	29.0	26.4	26.8
Major Deterioration	.4	7.8	9.3	1.8	3.5	1.6	4.4
Dilapidated	.0	2.8	.4	.0	.3	.0	.9

E. 1992 Redevelopment Opportunities

The majority of the vacant single and multi-family structures and the vacant land in the neighborhood are located in the Cottage Home area and the adjoining area south of Michigan Street, north of Washington Street, east of I-65/I-70, and west of Rural Street. In this area 19.6 percent of the of the residential sites (411) are appropriate for redevelopment as compared to the rest of the neighborhood where only 9.5 percent (594 sites) are appropriate redevelopment opportunities. (See Map 9.)

F. Public Investments in Housing (Residential, 1984-1989)

Direct public investment for the purpose of this study consists of those programs where the property owner has applied directly to the City and received either a Homestead property, 312 loan, or Rental Rehabilitation funds. From 1984-1989, 101 structures within Highland-Brookside received this type of financial assistance. Of properties which received a direct public investment(s), 88% are still in excellent condition or in need of only superficial repair. The remaining 11% need only minor rehabilitation. However, these sites are located throughout the neighborhood and have not had much visible impact on surrounding properties. It should be noted that as of 1992 these programs have undergone financial and requirement changes due to the Cranston-Gonzales Affordable Housing Act.



Ohio Street Townhomes

G. Government Owned Property (1990)

As of February 1990, 192 parcels within the neighborhood were owned by either the U.S. Department of Housing and Urban Development, Marion County/City of Indianapolis (Department of Metropolitan Development or Department of Transportation), City of Indianapolis, Department of Public Works, or the Veterans Administration. The U.S. Department of Housing and Urban Development owned 10 parcels (1 duplex, 7 single-family, and 2 vacant lots). The majority of the 24 parcels owned by Marion County were housing structures (9 were single-family residential, 6 vacant lots, 4 within right-of-way, and 5 light industrial structures). The Indianapolis Department of Public Works owned 32 vacant lots, 13 single-family structures, 8 duplex structures, and 1 within right-of-way. The Veterans Administration held the deed for 104 parcels in the Highland-Brookside Neighborhood. This does not necessarily indicate that the property had been foreclosed. The Veterans Administration frequently will sell a house on contract, holding the deed until the contract is paid. The purchasers of the property may live in the structure or lease it (making the occupancy status of these houses difficult to determine using current methods). No concentration of government owned property within the Highland-Brookside Neighborhood existed on which to base the selection of a target area(s).

H. 1991 Building Permit Activity

Permit information was examined to determine activity trends occurring within the Highland-Brookside Neighborhood. Five hundred twenty-eight permits were issued for all types of structures in the neighborhood during 1990. Of these, 238 were structural, 142 heating, 109 electrical, 14 plumbing, and 25 wrecking. Out of the permits issued, 387 were issued for residential structures. All of the permit activity was spread throughout the area -- no geographical, conditional or ownership improvement trend was apparent.

Permitted activity can be either pro-active or re-active. Pro-active permits would be comprised of those taken by a property owner who is improving the property for individual reasons, such as, resale value, pride of ownership, and concern for tenant living conditions. A re-active permit would be one that is taken to respond to a Health and Hospital Corporation of Marion County or Zoning code violation.

TABLE 2
OCCUPANCY STATUS - UNITS
CENSUS TRACT ANALYSIS

		Census Tract Number							
	Neighborhood	3526	3527	3544	3545	3547	3548	3549	3550
Number of Structures	7,109	1,694	768	502	832	604	644	521	1,407
Number Owner Occupied	2,878	578	346	241	385	303	230	184	591
Percent Owner Occupied	40%	34%	45%	48%	46%	50%	36%	35%	42%

OCCUPANCY STATUS - HOUSING STRUCTURES ONLY
SUB-NEIGHBORHOOD ANALYSIS

	Brookside	Brookside Bunch	Cottage Home	Eastern Alert	Holy Cross Westminster	Springdale	Windsor Park
Number of Structures	211	93	158	307	929	402	456
Number Owner Occupied	153	42	95	208	433	231	251
Percent Owner Occupied	73%	45%	60%	68%	47%	57%	55%

OCCUPANCY STATUS - ADJUSTED UNITS
SUB-NEIGHBORHOOD ANALYSIS

	Brookside	Brookside Bunch	Cottage Home	Eastern Alert	Holy Cross Westminster	Springdale	Windsor Park
Number of Structures	254	125	217	377	1,724	536	585
Number Owner Occupied	153	42	95	208	433	231	251
Percent Owner Occupied	60%	33%	44%	55%	25%	43%	43%

See Page 14

HIGHLAND/BROOKSIDE NEIGHBORHOOD MAP 7/1990 OWNER OCCUPANCY STATUS BY SUB-NEIGHBORHOOD



TABLE 3**RESIDENTIAL STRUCTURES - OCCUPANCY/CONDITION STATUS****CENSUS TRACT ANALYSIS**

Census Tract Number		3526	3527	3544	3545	3547	3548	3549	3550
Owner Occupied Structures		1,116	422	261	447	301	414	337	815
Condition 1	Number	889	334	181	332	216	307	266	577
	Percent	79.7%	79.2%	69.4%	74.3%	71.8%	74.1%	78.9%	70.8%
Condition 2	Number	220	85	70	114	80	103	68	232
	Percent	19.7%	20.1%	26.8%	25.5%	26.6%	24.9%	20.2%	28.5%
Condition 3	Number	7	3	10	1	5	4	3	6
	Percent	.6%	.7%	3.8%	.2%	1.6%	1.0%	.9%	.7%
Renter Occupied Structures		578	346	241	385	303	230	184	591
Condition 1	Number	375	227	145	239	173	126	125	353
	Percent	64.9%	65.6%	60.2%	62.1%	57.1%	54.8%	67.9%	59.7%
Condition 2	Number	193	109	81	140	119	98	54	228
	Percent	33.4%	31.5%	33.6%	36.4%	39.3%	42.6%	29.4%	38.6%
Condition 3	Number	10	10	15	6	11	6	5	10
	Percent	1.7%	2.9%	6.2%	1.5%	3.6%	2.6%	2.7%	1.7%

SUB-NEIGHBORHOOD ANALYSIS

		Brookside	Brookside Bunch	Cottage Home	Eastern Alet	Holy Cross Westminister	Springdale	Windsor Park
Owner Occupied Structures		153	42	95	208	433	231	251
Condition 1	Number	121	29	56	158	308	178	190
	Percent	79.1%	69.0%	58.9%	76.0%	71.1%	77.1%	75.7%
Condition 2	Number	32	10	32	50	120	50	56
	Percent	20.9%	23.8%	33.7%	24.0%	27.7%	21.6%	22.3%
Condition 3	Number	0	3	7	0	5	3	5
	Percent	.0%	7.1%	7.4%	.0%	1.1%	1.3%	2.0%
Renter Occupied Structures		58	51	63	99	496	165	205
Condition 1	Number	36	27	25	53	300	107	128
	Percent	62.1%	52.9%	39.7%	53.5%	60.5%	64.9%	62.4%
Condition 2	Number	21	19	29	42	180	56	66
	Percent	36.2%	37.2%	46.0%	42.4%	36.3%	33.9%	32.2%
Condition 3	Number	1	5	9	4	16	2	11
	Percent	1.7%	9.8%	14.3%	4.0%	3.2%	1.2%	5.4%

See Page 17

I. 1992 Street, Curb, and Sidewalk Conditions

A field survey of generalized street, curb, and sidewalk conditions was completed to determine those in need of repair and those which are needed but currently do not exist. As with building conditions, sidewalks, and curbs in poor condition are spread throughout the neighborhood. With the exception of the major thoroughfares, Washington Street, Michigan Street, New York Street, and 10th Street, many sections of the neighborhood have sidewalks and curbs which are in need of repair/replacement. With the exception of the four major thoroughfares, streets in need of repair are also in various locations throughout the neighborhood. (Many fewer streets are in need of repair than are sidewalks and curbs.) (See Map 9.)

J. 1980/1990 Census Data

The following is from 1980 and 1990 Census data. When comparing the data, please note that unless specified, 1980 data is from the Bureau of the Census Neighborhood Statistics Program and calculates figures within the exact boundaries of the neighborhood. 1990 data was compiled from the Bureau of the Census User-Defined Areas Program and from census tracts 3526, 3527, 3544, 3545, 3547, 3548, 3549, and 3550.

According to the Bureau of the Census Neighborhood Statistics Program, the median household income for the Highland-Brookside Neighborhood in 1979 was \$10,865 - the median household income for Center Township and Marion County was \$11,328 and \$17,400, respectively. In 1989 the median household income for Highland-Brookside was \$17,867 - the median household income was \$18,255 for Center Township and \$29,152 for Marion County. The neighborhood 1979 per capita income was \$4,767 - the per capita income for Center Township and Marion County was \$5,088 and \$7,677, respectively. In 1989 per capita income was \$7,898 for Highland-Brookside, \$9,046 for Center Township, and \$14,614 for Marion County.

The 1980 median housing value in the neighborhood was \$16,000, and the median rent was \$183 (per month) - the Center Township figures were \$19,500 and \$127, respectively. The Marion County figures were \$35,900 and \$185, respectively. In 1990 the median housing value for Highland-Brookside was \$27,900, and the median rent was \$337 - Center Township was \$33,400 and \$257, respectively; and Marion County was \$61,400 and \$345, respectively.

The 1980 vacancy rates for the Highland-Brookside Neighborhood were 2.3% for owners and 11.2% for renters; in 1990 vacancy rates were 4.1% for owners and 10.1% for renters. (The Census Bureau definition of vacancy only includes those units which are not exposed to the elements. Vacant units are excluded if the roof, walls, windows, or doors no longer protect the interior from the elements, or if there is positive evidence that the unit is to be demolished or is condemned.)

In 1990, of the owner occupied housing units in the neighborhood, 73% were valued at less than \$39,999. Of these, 27% were valued at under \$20,000. Among renters, 34% paid between \$150 and \$249 and 47% paid between \$250 and \$349 per month.

The 1980 median age in the neighborhood was 26.2 years (with Center Township at 28.4 and Marion County at 29.2 years) with 27.0% of the residents 15 years of age or under, and only 10.3% of the residents over 65 years old - 10.4% of the Marion County population was over 65. The 1990 median age was 28.4 years. (Center Township was 30.5 years, and Marion County was 31.5 years.) Residents under 15 years of age made up 27.8% of the neighborhood, and 9% of the residents were over 65 years old.

Two relevant data items, number of persons per household and percentage of persons receiving public assistance, were not compiled in the Bureau of the Census Neighborhood Statistics Program. These data points were compiled using the Census Tracts previously noted. In the Highland-Brookside area as of 1980 there were 2.82 persons per household and 18.4% of the households reported public assistance as their primary type of income. The Center Township figures were 2.69 and 14%, respectively; the Marion County figures were 2.63 and 6.6%, respectively).

As of 1990, there were 2.77 persons per household in the Highland-Brookside neighborhood. For the same year, in Center Township there were 2.52 persons per household, and in Marion County there were 2.45 persons per household.



Washington Irving School 14

K. Housing Market Analysis

Two measures were used to gauge the housing market in the Highland-Brookside neighborhood. The first is a traditional measure using the Metropolitan Indianapolis Board of Realtors' (MIBOR) Multiple Listing Service (MLS) data for closed sales over the last two years. The second was a random sampling of 400 housing structures throughout the neighborhood to determine a "cure cost" for the whole neighborhood. Affordability was extracted to determine what level of market activity was sustainable by the residents in the neighborhood in 1990.

Affordability

Housing affordability was derived using the 1990 Census gross income data. An assumption was made that affordable housing costs were equal or less than 30% of a household's gross income. Housing affordability in this case does not include utilities. Using this assumption, 43% of the households in the Highland-Brookside demographic area can afford to pay up to \$374.00 a month for housing.

MIBOR-MLS Data

MIBOR-MLS data is compiled only for transactions that are made using a real estate broker. Other property transactions such as "for sale by owner", many contract sales and inheritances are not tracked by MIBOR.

MLS data was grouped into three price categories for analysis purposes. The categories are \$0 to \$25,000; \$25,000 to \$55,000; and \$55,000 and over. The single-family residential sales and sales of residential property with two to four units follow similar trends.

Between February 1990 and February 1992, 335 single-family and two to four unit structures (listed with the MLS) were sold. Of those structures listed, 22 sold for more than \$55,000 (13 single-family and 9 two to four unit), 178 sold for between \$25,000 and \$55,000 (138 single-family and 40 two to four units), and 135 sold for under \$25,000 (133 single family and 2 two to four units).

With only five exceptions, all sales of \$55,000 and above occurred in Woodruff Place.

The sales in the \$25,000 to \$55,000 range were concentrated primarily north of New York Street, south of Brookside Parkway South Drive, and east of Tacoma Avenue.

Structures that sold for under \$25,000 were spread throughout the neighborhood with the exception of Woodruff Place. There is somewhat of a concentration of sales under

\$25,000 north of Brookside Parkway North Drive. The area south of Michigan Street also had a concentration of sales under \$25,000.

Cure Cost

The definition of cure cost for this survey is: The overall dollar amount needed to bring all of the residential structures within the Highland-Brookside Neighborhood up to habitable standards.

The Planning Division provided the Rehabilitation (Rehab) Specialists at HCJ Corporation, a subsidiary of Eastside Community Investments, with a stratified random sample of 414 residential structures within the Highland-Brookside Neighborhood. HCJ's Rehab Specialists then used a check list to assess the condition of specific structural features. The Rehab Specialists were able to analyze each structure thoroughly to assess, in detail, the condition of each. Using this checklist and a predetermined list of assumptions, the Rehab Specialists assigned a rehabilitation cost to each property. Planning Division staff then took the sample data and set up a simple regression model based on occupancy and condition of structure.

Based on the sample data collected, using a 90% confidence interval, the estimated cure cost for the Highland-Brookside Neighborhood is estimated at \$154,601,000.

In 1991 the total Community Development Block Grant (CDBG) Funds available to all Not-For-Profit, 501(c)3, housing providers was \$1,500,000. Available funding for all providers was less than 1% of the estimated amount necessary to meet habitable standards the Highland-Brookside neighborhood. Therefore, in all neighborhoods CDBG funds should be used either to leverage additional private monies for projects, or to develop a project(s) which will create the most "spin-off" investment by private investors.

Shorebank Advisory Services

In December, 1992 Eastside Community Investments contracted with Shorebank Advisory Services (SAS) to provide an analysis of the feasibility of a Community Development Bank. SAS began with a measure of home sales activity for the Highland-Brookside neighborhood. The two sources of housing sales data were the Home Mortgage Disclosure Act (HMDA) data and Metropolitan Indianapolis Board of Realtors (MIBOR). Although both data sources provide an incomplete picture, they do offer a sense of the direction of housing sales activity.

The HMDA data is compiled from the information that banks, savings and loans, and mortgage companies must submit to the federal government which monitors their lending practices. Contract sale transactions are not covered in HMDA data. The HMDA data for the Highland-Brookside neighborhood reveals that few homes are financed: 1.4 percent of the structures, or one mortgage for every 71 structures, for a total of 112 mortgage loans. This is much lower than the 4.2 percent of structures found for the Indianapolis Metropolitan Statistical Area (MSA). The majority of mortgage loans made on single-family owner occupant homes in Highland-Brookside were guaranteed by FHA or VA (68 loans).

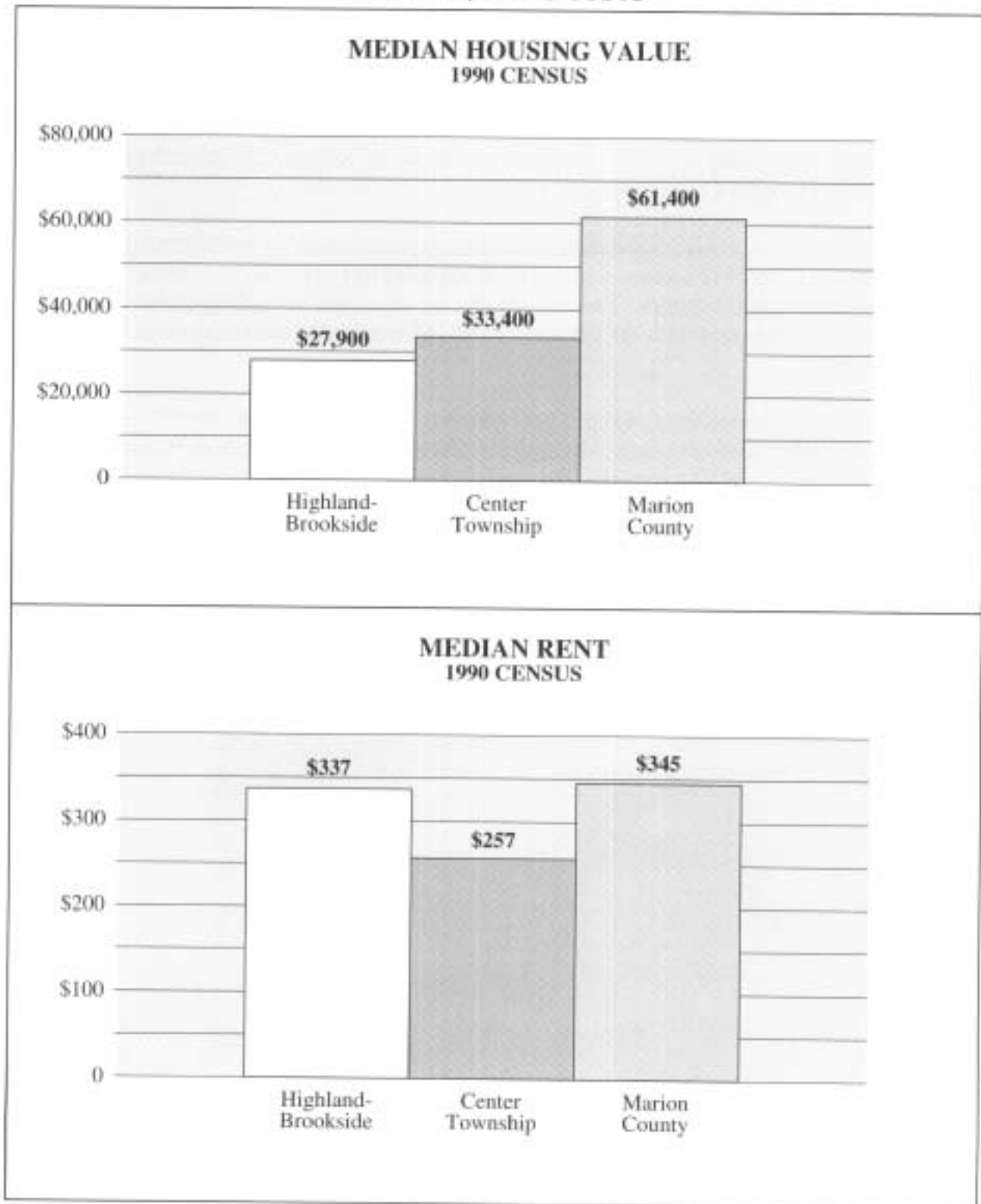
As noted above, the MIBOR data only tracks those transactions made through a real estate broker. In 1992 a large number of home sales in Highland-Brookside were not financed through mortgages. There were 39 cash sales and 13 contract sales in the neighborhood amounting to 31 percent of the 142 real estate brokered sales transactions.

SAS identified a need for Community Banking in the area based on deficits in existing programs. They also concluded that for the Highland-Brookside neighborhood to develop a successful Community Development Bank the neighborhood may have to collaborate with other communities or investigate other community lending options.



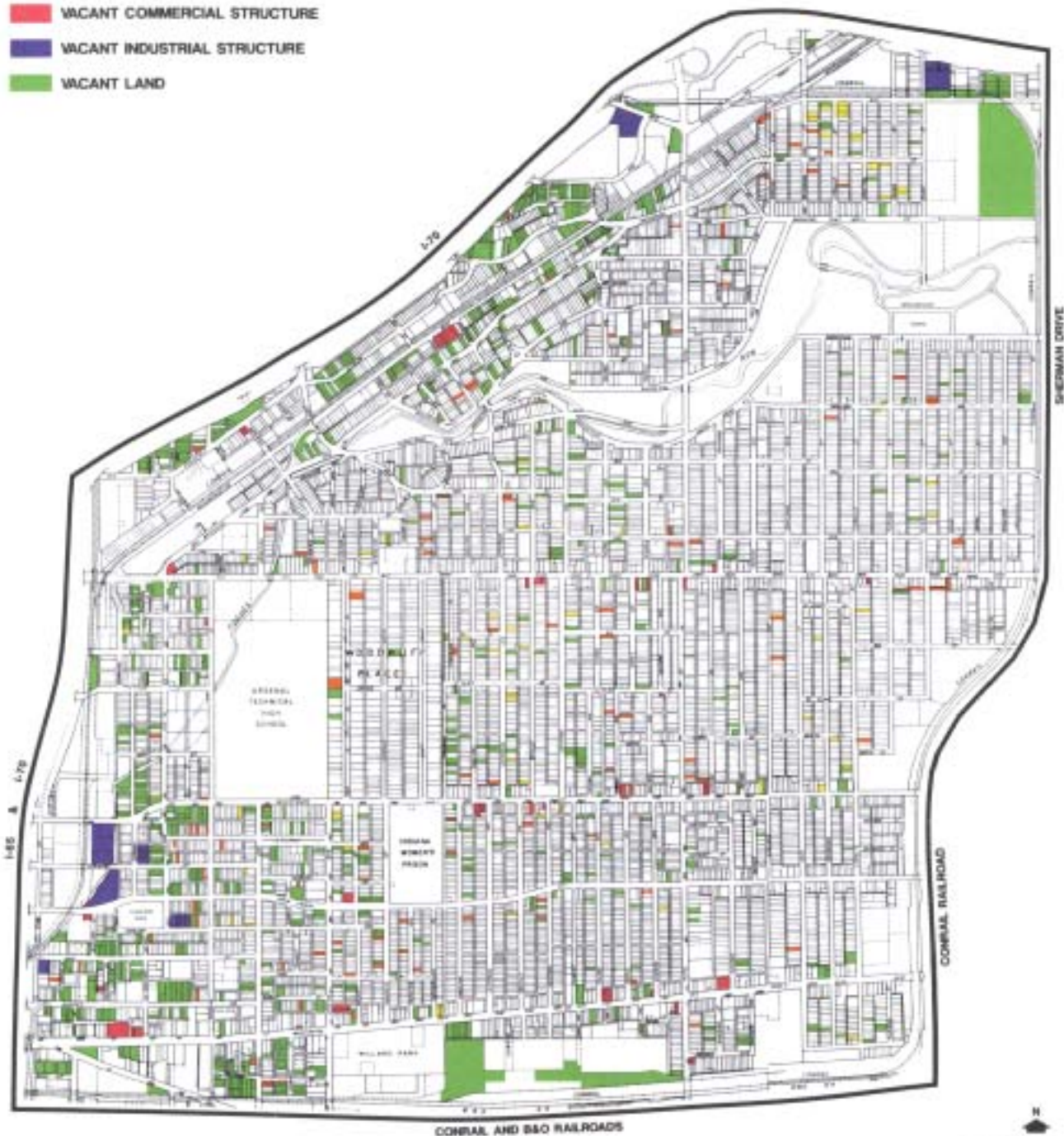
Neighborhood Homes

FIGURE 2
HOUSING/RENTS COSTS



HIGHLAND/BROOKSIDE NEIGHBORHOOD MAP 8/1992 REDEVELOPMENT OPPORTUNITIES

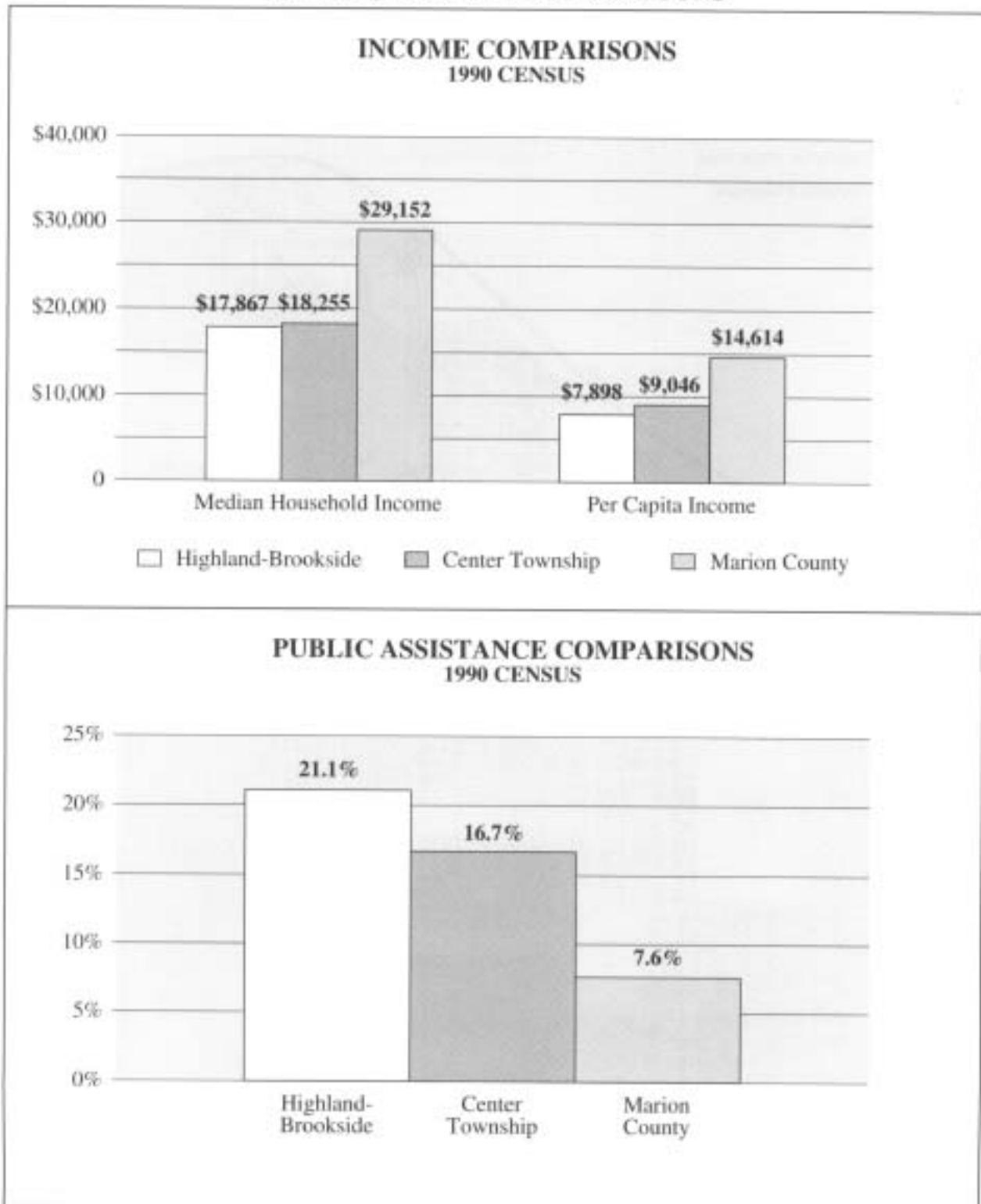
- VACANT SINGLE-FAMILY RESIDENTIAL STRUCTURE
- VACANT DUPLEX RESIDENTIAL STRUCTURE
- VACANT MULTI-FAMILY RESIDENTIAL STRUCTURE
- VACANT COMMERCIAL STRUCTURE
- VACANT INDUSTRIAL STRUCTURE
- VACANT LAND



THE UNIVERSITY OF MICHIGAN
DEPARTMENT OF URBAN PLANNING
ANN ARBOR, MICHIGAN 48106-1000

DATE: 10/10/1992
BY: J. L. HARRIS

FIGURE 3
INCOME/ASSISTANCE COMPARISONS



HIGHLAND/BROOKSIDE NEIGHBORHOOD MAP 9/1992 GENERALIZED STREET, CURB AND SIDEWALK CONDITIONS

--- DETERIORATED OR ABSENT CURBS AND SIDEWALKS

--- DETERIORATED STREETS



IV. SUB-NEIGHBORHOOD OBJECTIVES

An eight hour strategy meeting was held on Saturday May 2, 1992. Members from each of the following neighborhood organizations were in attendance. After an introduction and presentation of the data collected by the Planning Division, each of the neighborhood organizations met in a small group setting to develop their neighborhood strategy. Each group had a facilitator. The facilitator provided consistency of format between the groups. Resource people from Health and Hospital Corporation, Department of Metropolitan Development, Department of Public Works, Abandoned Buildings, HCJ Corporation, and Eastside Community Investments were on hand to provide information for groups requesting assistance. Except for providing requested assistance, city staff did not influence the following sub-neighborhood strategies. The strategies represent the views of the neighborhood representatives.

A. Brookside

1. Increase neighborhood organization membership.
2. Increase landlord participation in the neighborhood organization.
3. Develop organizational structure to reduce crime (realities and perceptions).
4. Improve code enforcement.
5. Promote urban reforestation.
6. Market the neighborhood's positive features.
7. Pursue potential historic district classification.
8. Promote traffic safety near children's play areas.
9. Install storm sewer grates where absent or broken.
10. Promote easier/safer access to Brookside Park.
11. Install benches in Brookside Park.

B. Brookside Bunch

1. Repair deteriorated streets, curbs, and sidewalks.
2. Improve housing conditions.
3. Reduce youth gang activities in Spades Park and Brookside Park.
4. Improve bus service to employment centers.
5. Eliminate pollution of Pogue's Run.

C. Cottage Home

1. Repair deteriorated curbs and sidewalks.
2. Promote urban reforestation and additional neighborhood landscaping.
3. Rezone the neighborhood's residential areas to reflect current/appropriate use.
4. Gain 501(c)3 status (a not-for-profit organization) to develop a neighborhood park.
5. Promote the construction of a senior citizen housing development along the 10th Street corridor.
6. Remove the flooding potential of Pogue's Run.
7. Promote infill housing.
8. Remove the Highland/Dorman Connector from the Marion County Thoroughfare Plan.

D. Eastern Alert

1. Remove dilapidated structures.
2. Remove trash and litter.
3. Improve property maintenance skills of residents.
4. Undertake superficial housing repairs.
5. Gain commitment from DOT regarding the future of Rural Street.

E. Holy Cross/Westminster

1. Repair deteriorated curbs and sidewalks.
2. Increase neighborhood organization membership.
3. Promote code enforcement regarding both litter/trash and safety standards.
4. Target thirty-five owner occupied residential structures (single-family and duplex) for paint-up/fix-up and property clean-up.
5. Target fifteen renter occupied residential structures (single-family and duplex) for paint-up/fix-up and property clean-up.
6. Develop a real estate marketing plan for the neighborhood.

F. Springdale

1. Bring properties into compliance with existing codes.
2. Develop neighborhood identity.
3. Repair deteriorated curbs and sidewalks.
4. Support and assist Indianapolis Police Department officers assigned to the neighborhood.
5. Encourage and enhance homeownership.
6. Improve the quality of rental property.
7. Promote property maintenance and cleanliness.

-
8. Improve aesthetics of commercial properties.
 9. Promote urban reforestation and additional landscaping.
 10. Develop a home-improvement lending assistance program.
 11. Encourage the formation of a 10th Street Merchants' Association.

G. Windsor Park

1. Remove fire damaged houses.
2. Repair streets, curbs, and sidewalks.
3. Gain membership of renters and landlords in the neighborhood organization.
4. Clean and repave alleys.
5. Develop a volunteer Painting and Yardwork Program.
6. Develop a Roofing and Fencing Program.
7. Eliminate the pollution of Pogue's Run.
8. Promote infill housing.
9. Promote safety near children's play areas (traffic concerns).



Housing Rehabilitation

V. OVERALL COMMUNITY OBJECTIVES

A. Housing

1. Priority One: Assist existing homeowners with rehabilitation.
2. Priority Two: Promote acquisition and rehabilitation of abandoned/vacant housing units.
3. Priority Three: Assist neighborhood landlords (landlords who live in the neighborhood) with rehabilitation.

B. Curbs and Sidewalks

Promote an assessment and systematic repair/replacement of deteriorated curbs and sidewalks.

C. Aesthetic Environment

1. Priority One: Promote urban reforestation.
2. Priority Two: Remove trash and litter from alleys.

D. Pogue's Run

1. Priority One: Remove trash and litter from within and near the waterway.
2. Priority Two: Encourage a reassessment/reevaluation of the flood plain boundaries.
3. Priority Three: Support a physical separation of all storm and sanitary sewers affecting Pogue's Run.

E. Residential Marketplace

1. Priority One: Develop a residential market strategy for the near-eastside.
2. Priority Two: Encourage "in-migration" of homeowners.
3. Priority Three: Promote infill construction for owner occupants.

PART TWO:
Short-Term and Long-Term
Sub-Neighborhood Strategies



The John H. Boner Community Center

I. Brookside

A. Short-Term Strategies

1. Increase neighborhood organization membership.
 - a. Develop a periodical neighborhood newsletter to be distributed to all households within the neighborhood, appealing for additional membership.
 - b. Include a segment within the neighborhood newsletter designed to increase awareness regarding the organization's past successes and future goals.
 - c. Form a membership committee within the neighborhood organization devoted to increasing resident participation.
2. Increase landlord participation in the neighborhood organization.
 - a. Send a representative from the organization to the Center Township Assessor's Office to note the name and home address of each landlord (for known rental properties).
 - b. Once the name and address of landlords are known, they should be contacted in order to solicit their participation and membership in the organization.
 - c. Homeowner members of the neighborhood organization should emphasize the need for cooperation and a willingness to assist the landlords with maintenance, tenant oversight, screening for new tenants, etc.
3. Develop an organizational structure to reduce criminal activity (both perceptions and realities).
 - a. Organize a Crime Watch block club, assisted by both IPD and the Department of Public Safety.
 - b. Invite IPD officers, assigned to the neighborhood, to attend scheduled meetings of the neighborhood organization.
4. Improve code enforcement.
 - a. Invite a housing inspector from the Health and Hospital Corporation of Marion County to attend a neighborhood organization meeting.
 - b. Invite an unsafe/vacant building inspector from the Department of Metropolitan Development to attend a neighborhood organization meeting.
 - c. Invite a zoning violation inspector from the Department of Metropolitan Development to attend a neighborhood organization meeting.
 - d. All code enforcement inspectors should be invited to attend at the same meeting in order to ensure continuity of action by the various enforcement agencies. The meeting with code enforcement inspectors should provide opportunities for a bilateral educational exchange and specific complaint resolution.

-
5. Promote urban reforestation.
 - a. Support the planting of trees by emphasizing in the neighborhood newsletter their many positive attributes (global environmental improvement, increased property values, aesthetic improvement, lower energy costs, etc.).
 - b. Participate in the ECI program "Just Say Grow," planting trees throughout the near-eastside.
 - c. Initiate an independent neighborhood tree planting project as a possible "first step" toward documenting a successful track record of the neighborhood organization.
 6. Promote the creation of a 10th Street Merchants' Association.
 - a. Invite 10th Street merchants to attend, participate, or join the Brookside Neighborhood Organization.
 - b. Members of the Brookside Neighborhood Organization should pledge to utilize the services of member businesses associated with the 10th Street Merchants' Association.

B. Long-Term Strategies

1. Market the neighborhood's positive features.
 - a. Profile all positive features in the neighborhood newsletter (neighborhood organization successes/goals, relatively impressive housing conditions/homeownership rate, neighborhood affordability, etc.) and distribute to area realtors, churches, and large-scale employers.
 - b. Invite area realtors to attend regular meetings of the neighborhood organization.
 - c. Inform the local media of neighborhood-wide events (tree planting day, block parties, garage sales, etc.)
 2. Pursue potential historic district classification.
 - a. Request an official review of historic designation potential from both public and private historical organizations (i.e., Indianapolis Historic Preservation Commission, Indiana Historical Society, and Historic Landmarks Foundation of Indiana)
 - b. If applicable, request a listing of required procedures necessary to gain historic designation from each public and private historic organization contacted.
 3. Promote safety near children's play areas (traffic concerns).
 - a. Request the Department of Transportation staff to review the potential for installation of a stop sign at the intersection of Oxford Street and 13th Street (a play area for neighborhood children).
 - b. Invite the appropriate municipal government officials (DOT staff and City-County Councilors) to a neighborhood organization meeting to discuss this and any other capital projects requested by the neighborhood.
-

-
4. Install storm sewer grates where absent or broken.
 - a. Neighborhood organization representatives should inventory all absent or broken storm sewer grates.
 - b. Invite Department of Public Works staff to attend a neighborhood organization meeting to discuss the specific sewer grates requiring repair/replacement.
 - c. The neighborhood organization should request DPW to include the systematic repair/replacement of the sewer grates through the "Capital Improvement Program" (e.g., sewer grate #1 in 1993, sewer grate #2 in 1994, etc.).
 5. Promote easier access to Brookside Park (traffic concerns).
 - a. Request the Department of Transportation staff to review the neighborhood organization's goal of "marked" crosswalks at LaSalle Street and at Oxford Street.
 - b. Invite the appropriate municipal government officials (DOT staff and City-County Councilors) to a neighborhood organization meeting to discuss this and any other capital projects requested by the neighborhood.
 6. Install park benches within or near Brookside Park.
 - a. Invite the appropriate Department of Parks and Recreation staff to attend a neighborhood organization meeting to discuss the potential inclusion of park benches as a part of the DPR Capital Improvements Program.
 - b. Pursue potential corporate, local business, and institutional contributions to place toward the purchase/maintenance of park benches. (DPR approval is required for any items placed within park property.)



Brookside Home

II. Brookside Bunch

A. Short-Term Strategies

1. Repair deteriorated streets, curbs, and sidewalks.
 - a. Priority One: Incorporate curb and sidewalk repair needs into the Department of Transportation's Capital Improvement Program.
 - Brookside Parkway North Drive at intersection with Jefferson Avenue
 - Jefferson Avenue from Massachusetts Avenue to Brookside Avenue
 - Samoa Avenue from Massachusetts Avenue to Brookside Avenue
 - Hamilton Avenue from Brookside Avenue to Brookside Parkway North Drive
 - b. Priority Two: Incorporate street repair needs into the Department of Transportation's Capital Improvement Program.
 - Repave Commerce Avenue on and near bridge over Pogue's Run.
2. Improve housing conditions.
 - a. Support and promote Eastside Community Investments' Homeowner Program (acquisition and rehabilitation of vacant/boarded houses for resale to low and moderate income households).
 - b. Support and promote Eastside Community Investments' "Caulk of the Town" event (a one day volunteer event to weatherize homes of low income or elderly households).
 - c. Promote low interest home improvement loans available from the Indianapolis Neighborhood Housing Partnership.
 - d. Notify the Health and Hospital Corporation of Marion County when health and safety violations of occupied units are suspected.
 - e. Support enforcement of the Department of Metropolitan Development's Unsafe Buildings Program (preventing unlawful entry into vacant buildings), coupled with the Abandoned Building Program (promoting the return of residential buildings to habitability standards).
 - f. The Brookside Bunch neighborhood group should create a "Painting and Yardwork" program for area properties in need.
 - g. The Youth Job Preparedness Program should be utilized to clean up alleys within the Brookside Bunch area.

B. Long-Term Strategies

1. Reduce youth gang activity in Brookside Park and Spades Park.
 - a. Organize a Crime Watch block club with assistance from both the Indianapolis Police Department and the Department of Public Safety.
 - b. Through an ongoing Crime Watch program, request additional Indianapolis Police Department patrols in and near Brookside Park and Spades Park.

-
- c. Invite Indianapolis Police Department officers, assigned to the area, to attend regularly scheduled neighborhood organization meetings of the Brookside Bunch.
 - d. Support and promote youth programs sponsored by Eastside Community Investments.
 - Youth Investment Program (provides training and employment opportunities)
 - Revolving Loan Fund (small business financial support with a spin-off being preservation and creation of jobs within the neighborhood)
2. Create jobs for neighborhood residents.
 - a. Support and promote Eastside Community Investments' Rural/I-70 Industrial Park (provides employment opportunities by attracting outside industrial investment)
 - b. The Brookside Bunch should encourage local residents to support local commercial establishments (they provide neighborhood employment opportunities).
 3. Improve bus service to outside (the area) employment centers.
 - a. Invite representatives of the Indianapolis Public Transportation Corporation to attend a neighborhood meeting to discuss current routing and any potential for adjustments.
 - b. Initiate a formal request for needed bus route adjustments.



HCI House on 17th Street

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4. Prevent pollution of Pogue's Run.
 - a. Initiate a dialogue with the staff of the Health and Hospital Corporation of Marion County to discuss citizen concerns of pollution in Pogue's Run.
 - b. Monitor progress of a scheduled study initiated by the Department of Public Works set to identify (in the first phase) a series of short-term, low cost maintenance and repair needs (study completed within two years).
 - c. Monitor progress of the aforementioned study's recommendations for long-term remediation of pollution within Pogue's Run.
 - d. Organize a litter clean up event (a volunteer effort) for the areas near Pogue's Run. Contact the Department of Public Works for the provision of dumpsters.

III. Cottage Home

A. Short-Term Strategies

1. Repair deteriorated curbs and sidewalks.
 - a. Priority One: Incorporate the neighborhood's northern curb and sidewalk needs into the Department of Transportation's Capital Improvement Program to promote pedestrian access to the 10th Street area.
 - Highland Avenue from 9th Street to 10th Street
 - Polk Street from Stillwell Street to Oriental Street
 - b. Priority Two: Incorporate the neighborhood's southern curb and sidewalk needs into the Department of Transportation's Capital Improvement Program to promote pedestrian access to the Michigan Street area.
 - Highland Avenue from North Street to St. Clair Street
 - North Street from Dorman Street to Oriental Street
2. Promote urban reforestation and additional neighborhood landscaping.
 - a. Participate in the Eastside Community Investments' program "Just Say Grow," planting trees throughout the near-eastside.
 - b. Initiate an independent neighborhood tree planting project.
 - c. Encourage/assist neighborhood property owners (residential, commercial, and industrial) to install additional landscaping.

B. Long-Term Strategies

1. Rezone the neighborhood's residential areas to reflect current/appropriate use.
 - a. Encourage each affected property owner to apply for rezoning with the Metropolitan Development Commission (as per the recommendations of the Zoning Plan component of this Neighborhood Plan).
 - b. Formally request the Metropolitan Development Commission to waive application fees in each instance where these corrective rezonings are requested.

-
2. Gain 501(c)3 status (a not-for-profit organization) to develop a neighborhood park.
 - a. Apply for a not-for-profit status with the State of Indiana/Secretary of State's Office.
 - b. Organize a subcommittee of the neighborhood organization to focus on fund raising and land acquisition for a future neighborhood owned and maintained park.
 3. Promote the construction of a senior citizen housing development along the 10th Street corridor.
 - a. Support the Land Use Plan component of this Neighborhood Plan recommending Medium Density Residential (5-15 Dwelling Units Per Acre) along the 10th Street corridor.
 - b. Continue to pursue the potential for Eastside Community Investments to play an active role in the development of an elderly housing facility along the 10th Street corridor (similar to ECI's successful Byrne Court Apartments, financed by the U.S. Department of Housing and Urban Development under its Section 202 Program for the elderly and handicapped).
 4. Remove the flooding potential of Pogue's Run.
 - a. Monitor a study to be undertaken by the U.S. Army Corps of Engineers, under contract by the Indianapolis Department of Public Works.
 - b. Support the eventual redrawing of the official floodway and flood plain boundaries, as per the aforementioned U.S. Army Corps of Engineers study.
 5. Promote infill housing.
 - a. Invite developers of similar (historic/architectural) residential structures to neighborhood meetings to promote appropriate housing development in accordance with the Land Use Plan component of this Neighborhood Plan.
 - b. Promote/assist the rezoning of vacant parcels as per the Zoning Plan component of this Neighborhood Plan, to further attract the desired housing developers.
 - c. Formally request the Metropolitan Development Commission to waive application fees in each instance where these corrective rezonings are concerned.
 6. Remove the Highland/Dorman Connector from the Marion County Thoroughfare Plan.
 - a. Solicit support and assistance from Eastside Community Investments, Near Eastside Community Organization (NESCO), and the area's representative City-County Councilor in an effort to influence the Department of Metropolitan Development and the Department of Transportation as they periodically update (collectively) the Marion County Thoroughfare Plan.

-
- b. Efforts to remove the Highland/Dorman Connector from the Thoroughfare Plan should focus upon the relatively new Comprehensive Plan recommendation (since 1988) recognizing the residential characteristic of the neighborhood. Prior (to 1988) land use plans recommended the area exclusively for industrial use. Given the established and existing residential context of the neighborhood, the long-term viability of the "Highland/Dorman Connector" may be questionable.



New Infill House in Cottage Home

IV. Eastern Alert

A. Short-Term Strategies

1. Remove dilapidated structures.
 - a. Support enforcement of the Department of Metropolitan Development's Unsafe Buildings Program (preventing unlawful entry into vacant buildings), coupled with the Abandoned Building Program (promoting the return of residential buildings to habitability standards).
 - b. Support and promote Eastside Community Investments' Homeowner Program (acquisition and rehabilitation of vacant/boarded houses for resale to low and moderate income households).
 - c. Promote low interest home improvement loans available from the Indianapolis Neighborhood Housing Partnership.

2. Remove trash and litter.

- a. Initiate a volunteer neighborhood clean-up day in which trash and litter in the alleys, yards, and streets are properly disposed (contact the Department of Public Works for the provision of dumpsters).
- b. Request that neighborhood landlords and tenants keep trash and litter out of alleys, yards, and streets (utilizing the weekly Department of Public Work's weekly trash pick-up and monthly heavy trash pick-up).

B. Long-Term Strategies

1. Improve property maintenance skills of residents.

- a. Support and promote Eastside Community Investments' Homeowner Program. Focus additional attention to the Homeowner Program's requirement that potential buyers be willing to invest "sweat equity" hours in their home.
- b. The neighborhood organization should emphasize property maintenance through traditional means (newsletters, public meetings, volunteer training sessions, etc.).



ECI House for sale in Eastern Alert

-
2. Undertake superficial housing repairs.
 - a. The neighborhood organization should initiate an independent paint-up/fix-up program, in which volunteers paint and provide minor repairs for at least one neighborhood house per year.
 - b. Promote low interest home improvement loans available from the Indianapolis Neighborhood Housing Partnership.
 - c. Support and promote the Eastside Community Investments' "Caulk of the Town" event (a one day volunteer event to weatherize homes of low income or elderly households).
 3. Gain a commitment from the Department of Transportation regarding the future of Rural Street.
 - a. Invite the Department of Transportation staff to attend neighborhood meetings to discuss the future of Rural Street.
 - b. Request the Department of Transportation to commit to a specific long-term improvement plan for Rural Street, detailing any proposed widening.

V. Holy Cross-Westminster

A. Short-Term Strategies

1. Repair deteriorated curbs and sidewalks.
 - a. Priority One: Promote pedestrian access to schools with the incorporation of curb and sidewalk repair needs into the Department of Transportation's Capital Improvements Program.
 - Highland Avenue in the 100 and 200 blocks north
 - Oriental Street in the 200 through 400 blocks north
 - Michigan Street in the 1700 block east
 - Vermont Street in the 1100 block east
 - Dickson Street in the 100 and 200 blocks north
 - b. Priority Two: Incorporate other curb and sidewalk repair needs into the Department of Transportation's Capital Improvements Program.
 - Highland Avenue in the 300 and 400 blocks north
 - New York Street in the 1400 block east
 - Walcott Street in the 0 through 300 blocks north
 - Randolph Street in the 100 and 200 blocks north
 - Randolph Street in the 400 block north
 - Hamilton Avenue in the 300 and 400 blocks north

-
2. Increase neighborhood organization membership.
 - a. Develop a periodical neighborhood newsletter to be distributed to all households within the neighborhood, appealing for additional membership.
 - b. Include a segment within the neighborhood newsletter designed to increase awareness regarding the organization's past successes and future goals.
 - c. Form a membership committee within the neighborhood organization devoted to increasing resident participation.
 3. Promote code enforcement regarding litter/trash and safety standards.
 - a. Notify the appropriate Department of Metropolitan Development zoning code enforcement inspector when illegal outside storage is suspected (inoperable vehicles, household appliances, construction materials, livestock, etc.).
 - b. Notify the appropriate Health and Hospital Corporation of Marion County housing inspectors when health and safety violations are suspected with occupied housing (malfunctioning furnace, severely damaged roof, broken windows, structural collapse, vermin harborage, etc.).

B. Long-Term Strategies

1. Target thirty-five owner occupied residential structures (single-family and duplex) for paint-up/fix-up and property clean-up.
 - a. The neighborhood organization should initiate a volunteer paint-up/fix-up/clean-up program by targeting several owner occupied structures each year.
 - b. Support and promote Eastside Community Investments' "Caulk of the Town" event (a one day volunteer event to weatherize homes of low income or elderly households).
 - c. Support and promote Eastside Community Investments' Homeowner Program (acquisition and rehabilitation of vacant/boarded houses for resale to low and moderate income households). The Homeowner Program's total rehabilitation will positively effect the long-term visual character of a house much more than simply a paint-up/fix-up.
2. Target fifteen renter occupied residential structures (single-family and duplex) for paint-up/fix-up and property clean-up.
 - a. The neighborhood organization should initiate a volunteer paint-up/fix-up/clean-up program by targeting several renter occupied residential structures each year. The neighborhood organization should also request support/assistance from the Landlord's Association for this project.

-
- b. Support and promote Eastside Community Investments' "Caulk of the Town" event (a one day volunteer event to weatherize homes of low income or elderly households).
3. Develop a real estate marketing plan for the neighborhood.
 - a. The neighborhood organization should utilize a newsletter or brochure to emphasize the neighborhood's positive features:
 - proximity to downtown Indianapolis
 - affordability of housing
 - historic/architectural characteristics
 - active neighborhood churches
 - Eastside Community Investments' office location
 - neighborhood elementary school
 - b. The neighborhood newsletter or brochure should be distributed to realtors, regional publications, media sources, etc.



New Duplexes on Michigan Street

VI. Springdale

A. Short-Term Strategies

1. Bring properties into compliance with existing codes.
 - a. Continue to invite a housing inspector from the Health and Hospital Corporation of Marion County to attend neighborhood organization meetings.
 - b. Continue to monitor previous orders for compliance from appropriate agencies.
 - c. Forward suspected violations of all City codes to the appropriate inspector for action.
2. Develop neighborhood identity.
 - a. Promote community pride by involvement of all (businesses, area agencies, renters, and homeowners).
 - b. Promote unity through community events.
 - c. Place Springdale identification signs along entrance points of the neighborhood (with Department of Transportation approval if in the right-of-way).
3. Repair deteriorated curbs and sidewalks.
 - a. Priority One: Incorporate the neighborhood's southern curb and sidewalk needs into the Department of Transportation's Capital Improvement Program to promote pedestrian access to the 10th Street area.
 - Keystone Avenue in the 1000 block north
 - Tacoma Avenue in the 1000 and 1100 blocks north
 - Temple Avenue in the 100 and 1100 blocks north
 - Rural Street in the 1000 block north
 - 11th Street from Jefferson Avenue to Beville Avenue
 - b. Priority Two: Incorporate the neighborhood's northern curb and sidewalk needs into the Department of Transportation's Capital Improvement Program to promote pedestrian access to Brookside Park.
 - Keystone Avenue in the 1300 block north
 - Tacoma Avenue in the 1200 and 1300 blocks north
 - Temple Avenue in the 1300 block north
 - Rural Street in the 1300 block north
 - Nowland Avenue from Brookside Avenue to Jefferson Avenue
 - Jefferson Avenue in the 1200 block north
 - Beville Avenue in the 1200 and 1300 blocs north
 - Keystone Avenue in the 1300 block north
 - Brookside Parkway, South Drive at the Keystone Avenue Intersection

-
4. Support and assist Indianapolis Police Department officers assigned to the neighborhood.
 - a. Encourage Indianapolis Police Department officers, assigned to the neighborhood, to attend neighborhood organization meetings on a regular basis to establish effective communication and cooperation.
 - b. Encourage Watch block clubs, assisted by both the Indianapolis Police Department and the Department of Public Safety.

B. Long-Term Strategies

1. Encourage and enhance homeownership.
 - a. Actively market the Springdale Neighborhood to potential homeowners.
 - b. Promote low interest home improvement loans available from the Near Eastside Community Federal Credit Union and the Indianapolis Neighborhood Housing Partnership as well as other financial institutions.
 - c. Support Eastside Community Investments' Homeowner Program (acquisition and rehabilitation of vacant/boarded houses for resale to low and moderate households).
2. Improve the quality of rental property.
 - a. Promote owner occupied multi-family dwellings.
 - b. Encourage resident landlords.
 - c. Discourage absentee landlords.
 - d. Work with ECI to develop guidelines for their rental property redevelopment and acquisition.
 - e. Actively pursue Health and Hospital Corporation of Marion County enforcement regarding storage of trash and debris in and around housing units.
3. Promote property maintenance/cleanliness.
4. Improve aesthetics of commercial properties.
 - a. Support and promote the formulation of a 10th Street Merchants' Association, which will focus on improvements to both the visual and marketing components of the corridor.
 - b. Use rezoning and variance public hearings to promote commitments requiring aesthetic improvements.

-
5. Promote urban reforestation and additional landscaping.
 - a. Plant flowers, trees, etc. in vacant lots.
 - b. Participate in ECT's "Just Say Grow" project.
 - c. Encourage and assist neighborhood property owners (residential and commercial) to install additional landscaping.
 6. Develop a home-improvement lending assistance program.
 - a. Initiate a forum with representatives from the Near Eastside Community Federal Credit Union, Eastside Community Investments, and the Indianapolis Neighborhood Housing Partnership to identify sources of home-improvement money.
 - b. Develop an advertising campaign to inform and market the loan opportunities to the residents.
 7. Encourage the formation of a 10th Street Merchants' Association.
 - a. Continue to invite 10th Street merchants to attend, participate, or join the Springdale organization.
 - b. Members of the Springdale organization should pledge to utilize the services of member businesses associated with the 10th Street Merchants' Association.



House in Springdale

VII. Windsor Park

A. Short-Term Strategies

1. Remove fire damaged houses.
 - a. Contact the Department of Metropolitan Development's Unsafe Buildings Section for potential initiation of demolition procedures where severely damaged structures exist.
 - b. Support and promote Eastside Community Investments' Homeowner Program (acquisition and rehabilitation of vacant/boarded houses for resale to low and moderate income households).
2. Repair streets, curbs, and sidewalks.
 - a. Priority One: Incorporate curb and sidewalk repair needs into the Department of Transportation's Capital Improvements Program to promote pedestrian access to 10th Street.
 - Windsor Street in the 1000 block north (1993)
 - Sterling Street in the 1000 and 1100 blocks north
 - 11th Street from Sterling Street to Larch Street
 - Larch Street in the 1100 block north
 - Hamilton Avenue in the 1100 north
 - b. Priority Two: Incorporate curb and sidewalk repair needs into the Department of Transportation's Capital Improvement Program to promote pedestrian access to Spades Park.
 - Arsenal Avenue in the 1200 block north
 - State Avenue in the 1200 block north
 - Windsor Street in the 1200 block north
 - Nowland Avenue from Brookside Avenue to Jefferson Avenue
 - Commerce Avenue in the 1200 block
 - Jefferson Avenue in the 1200 block north
 - c. Incorporate street repair needs into the Department of Transportation's Capital Improvements Program.
 - Arsenal Avenue in the 1200 block north
 - Brookside Avenue in the 1300 block
 - Nowland Avenue from Brookside Avenue to Tecumseh Street
 - Newman Street in the 1200 block north
 - Larch Street in the 1100 block
 - 12th Street at the Hamilton Avenue intersection

-
3. Gain membership of renters and landlords in the neighborhood organization.
 - a. Send a representative from the organization to the Center Township Assessor's Office to note the name and address of each landlord (for known rental properties).
 - b. Once the name and address of landlords are known, they should be contacted in order to solicit their participation and membership in the organization.
 - c. Homeowner members of the neighborhood organization should emphasize the need for cooperation and a willingness to assist the landlords with maintenance, tenant oversight, screening for new tenants, etc.
 - d. Solicit membership by renters through traditional means (newsletter, brochure, telephone, block party, etc.).



House in Windsor Park

B. Long-Term Strategies

1. Clean and repave alleys.
 - a. Organize an alley clean-up day utilizing volunteers from throughout the neighborhood.
 - b. Contact the Department of Public Works to provide dumpsters for the alley clean-up day.
 - c. Invite representatives from the Department of Transportation to a neighborhood organization meeting to begin discussions toward incorporation of alley repaving needs into their Capital Improvements Program.
2. Develop a volunteer painting and yardwork program.
 - a. Organize volunteers for a specific Saturday painting and yardwork session.
 - b. Target one or two properties per year for painting and yardwork treatment.
 - c. Be sure to request permission/support from the subject property owners.
 - d. Contact neighborhood hardware stores requesting discounts or donations of paint or equipment.
3. Develop a roofing and fencing program.
 - a. Pool financial resources of the neighborhood organization in order to hire a contractor to repair one or two roofs per year within the neighborhood. Any financial compensation by the owners of the subject properties should be the prerogative of the neighborhood organization.
 - b. Organize volunteers to repair damaged or deteriorated fences, utilizing a similar format as the painting and yardwork program.
4. Eliminate the pollution of Pogue's Run.
 - a. Initiate a dialogue with the staff of the Health and Hospital Corporation of Marion County to discuss citizen concerns of pollution in Pogue's Run.
 - b. Monitor progress of a scheduled study initiated by the Department of Public Works set to identify (in the first phase) a series of short-term, low cost maintenance and repair needs (study completed within two years).
 - c. Monitor the progress of this study's recommendations for long-term remediation of pollution within Pogue's Run.
 - d. Organize a litter clean-up event (a volunteer event) for the areas near Pogue's Run. Contact the Department of Public Works for the provision of dumpsters.

-
5. Promote infill housing.
 - a. Pool neighborhood financial resources to purchase a tax delinquent (vacant) lot in the neighborhood. Contact the Marion County Auditor's Office to determine the next "Tax Sale" and what sites in the neighborhood are subject to this sale.
 - b. Contact the Center Township Assessor's Office to determine the owners of other vacant lots, which may be obtainable through a private purchase agreement.
 - c. Once a vacant lot is obtained through tax sale or other means, the neighborhood organization should offer the lot (without charge) to an infill housing provider (such as Habitat for Humanity or possibly Eastside Community Investments).
 6. Promote safety near children's play areas (traffic concerns).
 - a. Request the Department of Transportation staff to review the neighborhood organization's goal of a marked crosswalk from Spades Library to Spades Park (across Brookside Parkway, South Drive).
 - b. Invite the appropriate municipal government officials (DOT staff and City-County Councilors) to a neighborhood organization meeting to discuss this and any other capital projects requested by the neighborhood.



Indianapolis Head Start Program, Saint Peter's School

HIGHLAND-BROOKSIDE 5 YEAR STRATEGY

I. BROOKSIDE	1993	1994	1995	1996	1997
A. SHORT-TERM STRATEGIES					
1. Increase Neighborhood Organization Membership	■	■			
2. Increase Landlord Participation in the Neighborhood Organization	■				
3. Develop an Organizational Structure to Reduce Crime		■			
4. Improve Code Enforcement		■	■		
5. Promote Urban Reforestation	■	■	■	■	■
6. Create a 10th Street Merchants' Association			■	■	
B. LONG-TERM STRATEGIES					
1. Market the Neighborhood				■	■
2. Seek Historic District Classification					■
3. Improve Safety Near Play Areas				■	
4. Improve Storm Sewers				■	■
5. Improve Access to Brookside Park					■
6. Install Park Benches In/Near Brookside Park					■

HIGHLAND-BROOKSIDE 5 YEAR STRATEGY

II. BROOKSIDE BUNCH	1993	1994	1995	1996	1997
A. SHORT-TERM STRATEGIES					
1. Repair Streets, Curbs, and Sidewalks	■	■	■	■	
2. Improve Housing Conditions	■	■	■		
B. LONG-TERM STRATEGIES					
1. Reduce Gang Activity in Parks			■		
2. Create Jobs for Neighborhood Residents				■	■
3. Improve Bus Service to Employment Centers					■
4. Prevent Pollution of Pogue's Run				■	■

HIGHLAND-BROOKSIDE 5 YEAR STRATEGY

III. COTTAGE HOME	1993	1994	1995	1996	1997
A. SHORT-TERM STRATEGIES					
1. Repair Streets, Curbs, and Sidewalks	■	■	■	■	
2. Promote Urban Reforestation	■	■	■	■	■
B. LONG-TERM STRATEGIES					
1. Rezone the Neighborhood to Match Current Uses			■	■	■
2. Gain 501 (c)3 Status for the Development of a Park					■
3. Construct Housing for Seniors on 10th Street					■
4. Remove the Flooding Potential of Pogue's Run					■
5. Promote Infill Housing			■	■	■
6. Remove the Highland/Dorman Connector from the Marion County Thoroughfare Plan		■	■	■	

HIGHLAND-BROOKSIDE 5 YEAR STRATEGY

IV. EASTERN ALERT	1993	1994	1995	1996	1997
A. SHORT-TERM STRATEGIES					
1. Remove Dilapidated Structures	■	■			■
2. Remove Trash and Litter		■	■		
B. LONG-TERM STRATEGIES					
1. Improve Residents' Property Management Skills			■	■	
2. Undertake Superficial Housing Repairs				■	■
3. Finalize the Plan for Rural Street				■	

HIGHLAND-BROOKSIDE 5 YEAR STRATEGY

V. HOLY CROSS/WESTMINSTER	1993	1994	1995	1996	1997
A. SHORT-TERM STRATEGIES					
1. Repair Streets, Curbs, and Sidewalks	■	■	■	■	■
2. Increase Neighborhood Organization Membership		■	■		
3. Promote Code Enforcement	■	■			
B. LONG-TERM STRATEGIES					
1. Promote Owner Occupied Paint-Up/Fix-Up			■	■	
2. Promote Renter Occupied Paint-Up/Fix-Up				■	■
3. Market the Neighborhood			■	■	

HIGHLAND-BROOKSIDE 5 YEAR STRATEGY

VI. SPRINGDALE	1993	1994	1995	1996	1997
A. SHORT-TERM STRATEGIES					
1. Bring Properties Up to Code	■	■	■		
2. Develop Neighborhood Identity	■				
3. Repair Curbs and Sidewalks	■	■	■		
4. Support/Assist Police in the Neighborhood	■	■	■	■	■
B. LONG-TERM STRATEGIES					
1. Encourage and Enhance Home Ownership			■	■	■
2. Improve the Quality of Rental Property			■	■	■
3. Promote Property Maintenance and Cleanliness			■	■	■
4. Improve Aesthetics of Commercial Properties			■	■	■
5. Promote Urban Reforestation and Additional Landscaping				■	■
6. Develop a Home-Improvement Lending Assistance Program				■	■
7. Encourage the Formation of a 10th Street Merchants' Association			■	■	■

HIGHLAND-BROOKSIDE 5 YEAR STRATEGY

VII. WINDSOR PARK	1993	1994	1995	1996	1997
A. SHORT-TERM STRATEGIES					
1. Remove Fire Damaged Houses	■	■	■	■	
2. Repair Streets, Curbs, and Sidewalks	■	■	■		
3. Increase Membership of Renters and Landlords in Neighborhood Association	■	■			
B. LONG-TERM STRATEGIES					
1. Clean and Repave Alleys			■	■	■
2. Develop a Volunteer Painting and Yardwork Program				■	■
3. Develop a Roofing and Fencing Program					■
4. Eliminate the Pollution of Pogue's Run				■	■
5. Promote Infill Housing				■	■
6. Promote Safety Near Children's Play Area (Traffic Concerns)	■	■			

VIII. RECOMMENDED PUBLIC EXPENDITURES

A. Public Capital Improvements

Curb and Sidewalk Repairs/Construction:

First Priority (1993, 1994, 1995):

1. Brookside Parkway North Drive at intersection with Jefferson Avenue
2. Highland Avenue from 9th Street to 10th Street
3. Highland Avenue in the 100 and 200 blocks north
4. Keystone Avenue in the 1000 block north
5. Windsor Street in the 1000 block north
6. Jefferson Avenue from Massachusetts Avenue to Brookside Avenue
7. Polk Street from Stillwell Street to Oriental Street
8. Oriental Street in the 200 through 400 blocks north
9. Michigan Street in the 1700 block east
10. Tacoma Avenue in the 1000 and 1100 blocks north
11. Temple Avenue in the 1000 and 1100 blocks north
12. Rural Street in the 1000 block north
13. Sterling Street in the 1000 and 1100 blocks north
14. 11th Street from Sterling Street to Larch Street
15. Larch Street in the 1100 block north
16. Hamilton Avenue in the 1100 block north

Second Priority (1995, 1996):

1. Samoa Avenue from Massachusetts Avenue to Brookside Avenue
2. Highland Avenue from North Street to St. Clair Street
3. Vermont Street in the 1100 block east
4. Dickson Street in the 100 and 200 blocks north
5. Highland Avenue in the 300 and 400 blocks north
6. Keystone Avenue in the 1300 block north
7. Tacoma Avenue in the 1100 1200 blocks north
8. Temple Avenue in the 1300 block north
9. 11th Street from Jefferson Avenue to Beville Avenue
10. Arsenal Avenue in the 1200 block north
11. State Avenue in the 1200 block north

Third Priority (1996, 1997):

1. Hamilton Avenue from Brookside Avenue to Brookside Parkway, North Drive
2. North Street from Dorman Street to Oriental Street
3. New York Street in the 1400 block east
4. Walcott Street in the 0 through 300 blocks north
5. Randolph Street in the 100 and 200 blocks north
6. Randolph Street in the 400 block north
7. Hamilton Avenue in the 300 and 400 blocks north
8. Rural Street in the 1300 block north
9. Windsor Street in the 1200 block north
10. Nowland Avenue from Brookside Avenue to Jefferson Avenue
11. Commerce Avenue in the 1200 block
12. Jefferson Avenue in the 1200 and 1300 blocks north
13. Beville Avenue in the 1200 and 1300 blocks north
14. Keystone Avenue in the 1300 block north



Spades Park and Brookside Parkway

Street Repairs:

1. Commerce Avenue bridge over Pogue's Run
2. Arsenal Avenue in the 1200 block north
3. Brookside Avenue in the 1300 block
4. Nowland Avenue from Brookside Avenue to Tecumseh Street
5. Newman Street in the 1200 block north
6. Larch Street in the 1100 block
7. 12th Street at the Hamilton Avenue intersection
8. Brookside Parkway, South Drive at the Keystone Avenue intersection

Park Improvements:

1. Develop additional picnic and playground areas in Brookside Park.
2. Renovate the recreation center in Brookside Park.
3. Renovate the swimming pool in Brookside Park.
4. Develop additional picnic and playground areas in Spades Park.
5. Develop additional parking areas in Spades Park.
6. Develop additional trails in Spades Park.
7. Renovate the swimming pool in Willard Park.



Brookside Park Recreation Center

Sewer and Drainage Improvements:

1. Undertake sanitary and flood improvements to reduce flooding and sewer problems in the Near Eastside neighborhood (including replacement of storm sewer grates, where broken).
2. Rehabilitate and renovate the combined sewer overflow and outfalls and sewers effecting the Near Eastside neighborhood (Pogue's Run).

Other Public Capital Improvements:

-Replacement of warning siren control system and renovation of the Vice/Narcotics Headquarters at Willard Park.

B. Public/Private Investment Cooperatives

Target the appropriate Local, State, and Federal funds [i.e. Local General Obligation Bond funds, Indiana Department of Natural Resources (Urban Forestry Grant), Community Development Block Grant, HOME funds, or U.S. Department of Housing and Urban Development funds] for the following programs, where specified:

1. Acquisition Rehabilitation (Brookside Bunch, Eastern Alert, Holy Cross-Westminster, Springdale)
2. Weatherization (Brookside Bunch, Eastern Alert, Holy Cross-Westminster, Springdale, Windsor Park)
3. Paint-up/Fix-up (Eastern Alert, Holy Cross-Westminster, Windsor Park)
4. Urban Reforestation (Brookside, Cottage Home, Springdale, Windsor Park)
5. Multi-Unit Senior Citizen Housing (Cottage Home)
6. Roof Repair (Windsor Park)
7. Infill Housing (Cottage Home, Windsor Park)

PART THREE:

Land Use Plan and Zoning Plan



*East Tenth United Methodist Church/
Near Eastside Community Organization Offices*

I. LAND USE PLAN (See Map 10)

- A. The 1992 Land Use Plan for the Highland-Brookside Neighborhood amends the 1988 Land Use Plan for the Highland-Brookside neighborhood.

Special Uses as noted in the Land Use Plan should include alternate uses to prevent inappropriate reuse if the special use vacates in the future. Therefore, Special Uses designated for an alternate use of Medium Density Residential are the following:

1. 125 N. Oriental Street
2. 1229 E. Ohio Street
3. 445 N. State Avenue
4. 1641 E. Michigan Street
5. 1739 E. Michigan Street
6. 2302 E. Michigan Street
7. 550 N. Rural Street
8. 2601 E. New York Street
9. 2837 E. New York Street
10. 57-229 N. Rural Street
11. 2323-27 E. 10th Street
12. 2525 E. 11th Street
13. 1036 N. Oxford Street
14. 3102 E. 10th Street
15. 1002 N. Dearborn Street
16. 1035 N. Olney Street
17. 3092 Brookside Parkway, N. Drive
18. 2101 Brookside Avenue
19. 2000 E. 12th Street
20. 1801 Nowland Avenue
21. 2821 E. New York Street
22. 3020 Nowland Avenue
23. 600 N. Oriental Street

Special Uses designated for an alternate use of Retail Commercial are the following:

1. 1621 E. Washington Street
2. 2822 E. Washington Street
3. 2230-36 E. 10th Street
4. 2340 E. 10th Street
5. 2918 E. 10th Street
6. 3202-08 E. Michigan Street
7. 3327,35,37 E. Michigan Street

Special Uses designated for an alternate use of Low Density Residential are the following:

1. 1032 N. Olney Street
2. 1918-30 E. 12th Street
3. 1024 E. Market Street
4. 15-17 N. Arsenal Avenue
5. 1204-1315 E. Market Street

Special Use designated for an alternate use of Heavy Industrial is the following:

1. 1300 N. Columbia Avenue
- C. Park uses as noted in the Land Use Plan, where a park is recommended but does not currently exist, should also be designated for an alternate use. Therefore, the recommended park use at 601, 603, 605 N. LaSalle Street and 3309 E. St. Clair Street is designated for an alternate use of Medium Density Residential.
- D. The Land Use Plan for the Highland-Brookside Neighborhood may need to be amended to reflect a dramatic adjustment in freight transit, should the rail lines along the western and northern boundary of the neighborhood be abandoned/removed from service in the future.



Byrne Court Apartments

HIGHLAND/BROOKSIDE NEIGHBORHOOD MAP 10/LAND USE PLAN

RESIDENTIAL

- Low Density (2-5 D.U./Acre)
- Medium Density (5-15 D.U./Acre)
- High Density (15+ D.U./Acre)

COMMERCIAL

- Retail/Office

INDUSTRIAL

- Light
- Heavy

PUBLIC & SEMI-PUBLIC

- Park/Open Space
- Special Use



Map prepared by the City of...
...for the purpose of...

Map prepared by the City of...
...for the purpose of...

II. ZONING PLAN (See Map 11)

The Zoning Plan is a refinement of the Land Use Plan, designating the most appropriate district for each parcel within the Highland-Brookside Neighborhood.

The Zoning Plan attempts to provide recognition of:

1. The most appropriate zoning designation for existing/appropriate uses, and
2. The best zoning alternative for the long-term recommendations of the Land Use Plan.

The 1992 Zoning Plan for the Highland-Brookside Neighborhood amends the Zoning Plan from the 1988 Highland-Brookside Neighborhood Plan.



Guerin Place

HIGHLAND/BROOKSIDE NEIGHBORHOOD MAP 11/ZONING PLAN

RESIDENTIAL

D5
D8
D10

SPECIAL USE

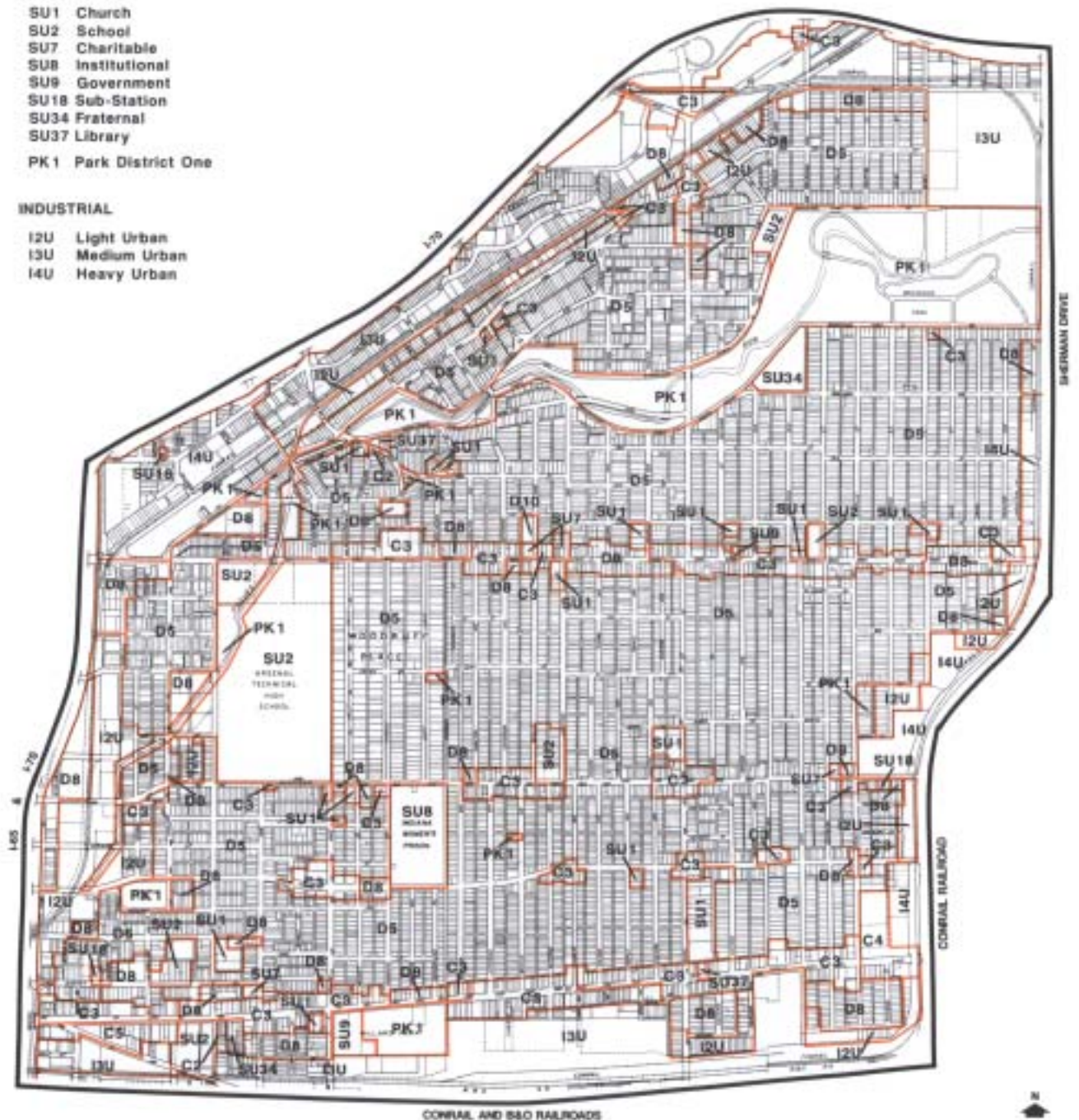
SU1 Church
SU2 School
SU7 Charitable
SU8 Institutional
SU9 Government
SU18 Sub-Station
SU34 Fraternal
SU37 Library
PK1 Park District One

INDUSTRIAL

I2U Light Urban
I3U Medium Urban
I4U Heavy Urban

COMMERCIAL

C2 High Intensity Office-Apartment
C3 Neighborhood
C4 Community-Regional
C5 General



THE CITY OF CHICAGO
DEPARTMENT OF PLANNING AND DEVELOPMENT
JANUARY 2011

THE CITY OF CHICAGO
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JANUARY 2011

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Highland-Brookside

Housing Improvement and Neighborhood Plan
